BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, DECEMBER 16, 2025

AGENDA

Tuesday, December 16, 2025 **2:30 PM** **Hearing Room**

2:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

No Items

3. Public Hearing Agenda Items

a. Pinecrest Community Church - Minor Development Plat - Project File: SB2024-070.
Heather Scott, AICP, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - SB2024-070

b. Highlands Ranch Planned Development, 81st Amendment - Major Planned Development Amendment - Project File: ZR2025-004.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - ZR2025-004
Addendum - ZR2025-004

c. Highlands Ranch Planned Development, 82nd Amendment - Major Planned Development Amendment - Project File: ZR2025-011.
Curt Weitkunat, AICP, Planning Manager — *Department of Community Development*

Attachments: Cover Page
ZR2025-011 HRPD 82nd Amd-BCC Staff Report

d. Pinery Planned Development, 34th Amendment - Major Planned Development Amendment - Project File: ZR2025-010.
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

Attachments: Cover Page
Staff Report - ZR2025-010

e. Second and Final Reading of An Ordinance Governing Construction Defect Litigation in Douglas County, Colorado.
Jeff Garcia, Douglas County Attorney — *County Attorney*

Attachments: Cover Page
Ordinance Construction Defect updated for 12.16.25

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, January 13, 2026 @ 2:30 p.m.

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

DESCRIPTION: Pinecrest Community Church - Minor Development Plat - Project File: SB2024-070.

SUMMARY: The request is for approval of a minor development plat for 2 lots; one residential lot and one lot for an existing church.

STAFF ASSESSMENT: Staff has evaluated the minor development final plat request in accordance with Article 6 of the Douglas County Subdivision Resolution. Should the Board find that the approval standards for the minor development final plat are met; the following proposed conditions may be considered for inclusion in the motion:

1. Prior to recordation of the minor development final plat, the applicant shall pay $250 to Douglas County for cash-in-lieu of park land dedication.
2. Prior to recordation of the minor development final plat, the applicant shall pay $500 to the Douglas County School District for cash-in-lieu or land dedication.
3. During construction activity within the development, the applicant, its successors, and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural historical resources and shall immediately notify Douglas County in the event of such discovery.
4. Prior to recordation of the minor development final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.
5. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	12/4/2025
Steven E Koster	Approve	12/4/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025
Samantha Hutchison - FYI	Notified - FYI	12/11/2025

ATTACHMENTS:

Cover Page
Staff Report - SB2024-070

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Heather Scott, AICP, Principal Planner

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Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Staff Report - SB2024-070

DOUGLAS COUNTY
COLORADO

Staff Report

Date:	December 3, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager SK for TQ
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Heather Scott, AICP, Principal Planner Jeanette Bare, AICP, Planning Manager Steve E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Pinecrest Community Church – Minor Development Plat**
Project File:	**SB2024-070**

Planning Commission Hearing:	**December 1, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 16, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a minor development plat for 2 lots; one residential lot and one lot for an existing church. The property is zoned Large Rural Residential (LRR) and is located southeast of the Town of Parker, northwest of the intersection of Singing Hills Road and Delbert Road. Lot 1 will become the new residential lot and will be 14.61 acres. The church will become Lot 2 and will be reduced to 19.47 acres. Lots will be served by individual well and septic systems. Access to the new residential lot will occur via a private driveway connecting to Singing Hills Road and the existing church parcel has one access drive to Delbert Road and one to Singing Hills Road. This plat is located in the Northeast Subarea of Douglas County 2040 Comprehensive Master Plan.

At its December 1, 2025 public hearing, the Planning Commission recommended approval of the minor development plat by a vote of 9 to 0.

II. APPLICATION INFORMATION

A. Applicant

Pinecrest Community Church
7165 N. Delbert Road
Parker, Colorado 80138

B. Applicant's Representative

Robin Brown
1471 Conifer Trail
Elizabeth, Colorado 80107

C. Request

The applicant requests approval of a minor development plat consisting of 2 lots; one residential lot and one lot for an existing church.

D. Process

A minor development final plat is processed pursuant to Article 6 of the Subdivision Resolution. Article 6 states the intent of the process is "To provide a streamlined review process for the creation of ten or fewer single family residential lots."

Per Section 604.08 of the *DCSR*, "The Board shall evaluate the minor development final plat, staff report, referral agency comments, applicant responses, the Planning Commission recommendation, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, remand to the Planning Commission, or deny the minor development final plat. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

E. Location

The project area is located in the northeast portion of Douglas County. The site is southeast of the Town of Parker and northwest of the intersection of Singing Hills Road and Delbert Road. The zoning map, aerial map, and 2040 CMP vicinity map, highlighting site location and existing conditions, are in the attachments.

F. Project Description

The minor development final plat application is for two lots: one residential lot and one lot for the existing church. Lot 1 will be 14.61 acres and Lot 2 will be 19.47 acres. Each lot will be served by individual wells and septic systems. LRR zone district requirements, including setbacks and parking, can be met, and will be reviewed prior to building permit approval. An existing church is located on proposed Lot 2. Access for Lot 1 will be from the south to Singing Hills Road. The two existing access points for the church will remain; one access to Singing Hills Road and one access to Delbert Road.

III. CONTEXT

A. Background

The site was rezoned from Agricultural One (A-1) to Large Rural Residential (LRR) by the Board of County Commissions (Board) on June 11, 2024.

B. Adjacent Land Uses and Zoning

The Pinecrest Community Church minor development final plat is north of Singing Hills Road and west of Delbert Road. Rural, 35-acre or greater parcels are located to the north and west. The Crooked Tree Ranch residential subdivision in Elbert County is located to the east and parcels to the south range from 5 acres to 9 acres in size. The following table reflects those zone districts and land uses surrounding the site.

Zoning and Land Use

Directions	Zoning	Land Use
North	Agricultural One	Single Family and agricultural
South	Agricultural One	Single Family and agricultural
East	Elbert County RA-1	Crooked Tree Ranch Subdivision
West	Agricultural One	Single Family and agricultural

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that would be impacted by the proposed minor development final plat application. The existing church sits at the intersection of Singing Hills Road and Delbert Road. There is a stealth "monopine" cell site and associated equipment located north of the church, adjacent to Delbert Road. The cell site is located on the church site, Lot 2. The site slopes gradually from the northwest to the southeast.

B. Access

Engineering Services had no traffic or access related comments for the proposed minor development final plat. The property has two existing access points: one south to Singing Hills Road and one east to Delbert Road. The new lot will take access via a private driveway south to Singing Hills Road.

C. Soils and Geology

The CMP Class 3 Hazards and environmental Constraints map within the Douglas County 2040 CMP indicates there are no known constraints on the site. Site-specific geotechnical studies will be required at the time of building permits prior to any construction on the newly created residential lot.

D. Drainage and Erosion

Drainage, Erosion, and Sediment Control (DESC) Plans for the future residence will be required to be submitted at the time of building permits. A Subdivision Improvements Agreement (SIA) is not required for the development.

E. Floodplain

There is no mapped 100-year floodplain on this site.

F. Wildlife

The CMP Wildlife Resources map identifies the project site as moderate habitat value. This site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, or wildlife crossing area. Large lot design allows the continuation of wildlife movement through this site.

G. Historic Preservation

Douglas County Historic Preservation provided referral comments on the application. The County Curator reviewed a class I File and Literature Review provided by the applicant that did not identify any known cultural resources on site. As noted in proposed condition #3, the applicant shall take all reasonable care during construction activity to monitor for subsurface artifacts and notify Douglas County in the event of such discovery.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) was sent a referral to review the minor development final plat application and did not respond. No school land dedication is required for this project due to the limited amount of land the development will generate. As indicated in proposed condition #2, cash-in-lieu of land dedication in the amount of $500.00 per new residential lot created will be required at the time of recordation of the minor development plat.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency medical services to the site and has no objection to the minor development final plat. All building and fire code requirements, including wildfire mitigation, must be complied with for issuance of building permits on the new lot. Douglas County Wildfire Mitigation reviewed the scope of work and had no comments. Mitigation will be accomplished at the time of individual building permits.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. DCSO reviewed the request and has no concerns with the project at this time. The Office of Emergency Management had no comment. Responses were not received from Sherrif's Office 911.

D. Water

Each lot within the subdivision will be served by individual wells. The applicant's water attorney provided information regarding water supply as part of the rezoning application and the applicant recorded a Declaration of Restrictive Covenants to reserve all water rights on the site for the benefit of the future landowners of the property.

The church owns all groundwater beneath the subject property and has sufficient water rights to meet the demands associated with the continued church use and proposed residential lot. The applicant has identified a total water demand for the two-lot subdivision to be 20.2-acre feet per year. The Colorado Division of Water Resources required that the existing well on the property be re-permitted based on the proposed subdivision. Well permits for both Lots 1 and 2 have been obtained.

The County's Water Commission reviewed the application. The Commission had no comments, but two members of the Commission individually expressed concerns. One member had concerns with the potential for high water-use landscaping on a well and the other member expressed a general concern with the sustainability of commercial operations, such as a dog kennel, on aquifers without renewable water access. Both stated that they had no comments specific to this project.

E. Sanitation

Sanitation service for both lots will be provided through on-site wastewater treatment systems (OWTS). The Douglas County Health Department (DCHD) had no objection to this minor development final plat. Specific septic designs and septic use permits will be required at the time of building permit.

F. Utilities

Utility Service providers are AT&T, CenturyLink, Comcast, CORE, and Xcel Energy. AT&T and Xcel stated that there should be no conflicts as they do not have facilities in the area. CenturyLink had no objection with the stipulation that if CenturyLink facilities are found and/or damaged within the area described, the applicant will bear the cost of relocation and/or repair of said facilities. Comcast did not respond to the request. CORE requested utility easements on each lot and a plat note be added to the exhibit restricting construction within the utility easements. The plat has been updated with these requests.

G. Parks and Trails

As identified by proposed condition #1, a payment of $250.00 per residential lot in-lieu of park land dedication is required per Article 10, Section 1003.06 of the DCSR.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners and no comments were received. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report. The applicant has provided responses to referral comments within a separate letter included in the staff report attachments.

Required public notice for the minor development final plat was accomplished in accordance with section 608.02 of the DCSR.

VII. PLANNING COMMISSION HEARING

The public hearing before the Planning Commission was held on December 1, 2025. No public testimony was provided. The Commission recommended approval of the minor development by a vote of 9 to 0 stating that it believes all approval standards had been met. Commissioners asked how many dogs will be kenneled, watering needs for the dogs, and tax status for the newly created lot. The applicant verified only 15 dogs will be

kenneled, that the State Water Resource office reviewed and approved well water for the dogs, in addition to the new residence, and the new lot will be added to the tax coffers.

VIII. STAFF ANALYSIS

Per Article 603 of the *DCSR*, a minor development final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

603.01 Conforms with the goals, objectives, and policies of the Master Plan:
Staff Comment: The property is within the Northeast Subarea as identified in Section 3 of the 2040 CMP. Goal 3-2 of the CMP states that the County should "Ensure that land use and design is compatible with the natural and rural character of the nonurban area." While approval criteria for most land use applications require a finding of compliance, consistency, or conformance with the 2040 CMP, "The competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community."

Objective 3-2A.1 encourages design to be of scale and character that complement the nonurban area and Objective 3-2B encourages development to conserve and showcase important natural and rural features. Policy 3-3E.2 states maximum gross density of one dwelling unit per 2.5 acres and each lot is in excess of 10 acres. The LRR zone district requires a minimum lot size of 10 acres, therefore restricting further subdivision. Surrounding parcels are 5 acres or greater, and the new 14-acre parcel is compatible with the surrounding community. Policy 3-2B encourages preservation and construction of drainageways that complement the natural and rural landscape, and the large lot design maintains the natural drainage that flows through the site. Policy 3-3E.5 encourages site design to minimize the removal of vegetation and to use trees to screen development. The site does not have trees, rather it has rolling prairie grasses. The design places one homesite west of the existing church site and will be consistent with the aesthetics of a rural setting.

603.02 Addresses the design elements established in Section 404 – Preliminary Plan, herein:
Staff Comment: The minor development is in conformance with the design elements. Each of the proposed lots are accessible to roads providing opportunities for vehicular and pedestrian access. Lots can meet the LRR zoning requirements for minimum lot size and setbacks. Off-street parking requirements can be met. DESC plans and a geotechnical report will be provided at the time of building permit for the proposed dwelling. The applicant will watch for archaeological, paleontological, or historic resources construction.

603.03 Conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution:
Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. CDWR reviewed the minor

development request and water documentation and have determined that the water supply is adequate to serve the subdivision.

1803A.01 The applicant has demonstrated that the water rights can be used for the proposed use(s).

Staff comment: The CDWR reviewed the minor development final plat request and the required water documentation and have determined that the supply is adequate to serve the subdivision without injuring water rights. The Denver Aquifer will be used to serve both lots.

1803A.02 The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff comment: No renewable water rights are proposed to serve the development.

1803A.03 The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrologic cycle.

Staff comment: : The CDWR has approved well permits, 90326-F and 90327-F, to serve the lots. Water supplies from non-tributary groundwater sources are generally protected from variations in the hydrologic cycle.

1803A.04 The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.

Staff comment: Each lot has access to a supply which exceeds the minimum demand standard set forth in Section 18A and the additional demands identified by the applicant. A Declaration of Restrictive Covenants has been recorded to reserve all Denver Basin groundwater rights for the property.

603.04 Provides for a public wastewater collection and treatment system, and, if other methods of wastewater collection and treatment are proposed, such systems shall comply with State and local laws and regulations:

Staff Comment: Both sites will be served by OWTS. The Douglas County Health Department (DCHD) had no objection to this minor development final plat. The applicant will apply for a septic permit during the building permit process.

603.05 Identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions:

Staff Comment: Standard geotechnical exploration of individual building sites is required as part of the building permit process, before construction on the new proposed lot.

603.06 Provides adequate drainage improvements:
Staff Comment: Drainage, Erosion, and Sediment Control (DESC) Plans for the future residence will be required to be submitted at the time of building permits.

603.07 Provides adequate transportation improvements:
Staff Comment: The applicant submitted a traffic letter that has been reviewed and accepted as adequate by Douglas County Engineering Services.

603.08 Protects significant cultural, archaeological, natural, and historical resources, and unique landforms:
Staff Comment: No unique site features or artifacts were identified within the applicant's cultural resource survey. During construction activity within the development, the applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural historical resources and shall immediately notify Douglas County in the event of such discovery.

603.09 Demonstrates the extraction of any known commercial mining deposit shall not be impeded:
Staff Comment: There are no known commercial mining deposits or significant mineral deposits on site per the Douglas County Mineral Extraction Plan.

603.10 Has available all necessary services, including fire and police protection, recreation facilities, utility service facilities, streets, and open space to serve the proposed subdivision:
Staff Comment: The subdivision will be served by SMFR, the Douglas County Sheriff's Office, the Douglas County School District, CORE Electric Cooperative, Comcast, CenturyLink, and Xcel Energy. Cash-in-lieu of required park and school land dedication shall be paid prior to plat recordation (conditions of approval #1 and #2).

IX. STAFF ASSESSMENT

Staff has evaluated the minor development final plat request in accordance with Article 6 of the *DCSR*. Should the Board find that the approval standards for the minor development final plat are met; the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the minor development final plat, the applicant shall pay $250 to Douglas County for cash-in-lieu of park land dedication.

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ATTACHMENTS **PAGE**

Douglas County Land Use Application 10
Applicant's Narrative 11
Vicinity Map 17
Zoning Map 18
Aerial Map 19
Referral Agency Response Report 20
Referral Response Letters 25
Applicant's Traffic Memo 57
Applicant's Water Documentation 61
Preliminary Plan Exhibit 77

DOUGLAS COUNTY
COLORADO

Department of Community Development

Planning Services

www.douglas.co.us

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT FILE #: SB2024-070

PROJECT NAME: Pinecrest Community Church

PROJECT TYPE: Pine crest Subdivision

MARKETING NAME:

SITE ADDRESS: 7165 N. Delbert Rd Parker, CO 80138

PLANNING FEES: $2,600.00

ENGINEERING FEES: $7,500.00

TOTAL FEES: $10,100.00

RELATED PROJECTS: ZR2023-018

OWNER(S):

Name(s): Pine crest Community Church

Address: 7165 N Delbert Rd Parker, CO 80138

Phone: 720-851-2300

Email:

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: Robin Brown

Address: 1471 Conifer Trl Elizabeth, CO

Phone: 720-607-3977

Email: [redacted]

LEGAL DESCRIPTION:

Subdivision Name: Mets and Bounds

Filing #: _____ Lot #: _____ Block #: _____ Section #: 4 Township: 7 Range: 65

STATE PARCEL NUMBER(S): 2347 040 00 031

ZONING:

Present Zoning: LRR Proposed Zoning: _____ Gross Acreage: 34.08

Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: 2

SERVICE PROVIDERS:

Fire District: South Metro Metro District: _____ Gas: XCEL

Water: Well Sewer: Septic Electric: Core

Roads: ☒ Public ☐ Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

Robin Brown
Applicant Signature

12-10-2024
Date

December 22, 2024

Douglas County Department of Community Development
Ms. Heather Scott,
100 Third Street
Castle Rock, CO 80104

Re: PS 2024-162 - 7165 North Delbert Road – Subdivide to two LRR Lots

Dear Heather;

Please find enclosed the Planned Development submittal for the 7165 North Delbert Road - Subdivide to two LRR lots. A pre-submittal meeting was held with Staff who advised this would be handled as a Minor Development. Staff provided a checklist for the subdivision application. The attached narrative and exhibits address items identified on that checklist.

We look forward to working with Douglas County to make this project a success. Please let me know if you have any questions or require further information.

Sincerely,

Robin Brown
Applicant

Wil Kirchner
Pinecrest Community Church – Project Lead

Pinecrest Community Church – Subdivision into two LRR Tracts

Project Narrative

Applicant:

Robin Brown
1471 Conifer Trail
Elizabeth, CO 80107

Representative:

Wil Kirchner

Pinecrest Community Church – Project Lead

General Project Concept:

Pinecrest Community Church is the current owner of a 34.08-acre parcel newly rezoned as LRR at the intersection of Delbert Rd and Singing Hills (CR 166). We desire to subdivide the parcel into two lots, one containing 14.61 acres (which will be the site of a new residence and dog training facility), and the remaining 19.47 acres upon which the church currently exists. The attached site plan shows the location of the proposed parcels. *(Note: Acreage has been amended to reflect corrections to title discovered during re-platting.)*

Relationships to Existing Adjacent Lands:

The subject parcel was rezoned to Large Rural Residential in July 2024. Adjacent properties are zoned as A-1 (north, west and northwest of the church parcel) or LRR (south and southwest of the parcel). The east property line abuts Elbert County, with the adjacent tracts zoned as Rural Agricultural-1 (minimum lot size is 5 acres). The parcel to the southeast is zoned as Planned Unit Development (defined in Article VII of Elbert Co zoning resolution). The proposed LRR zoning is consistent with the agricultural intent of surrounding parcels.

The subdivision into two LRR lots will be consistent with the tracts immediately adjacent to the south across Singing Hills/Hwy 166.

Proposed Development Staging and Timeframe:

The parcel is currently developed as a church property with approximately 12,000 sf building with adjoining amenities and parking. The development of a subdivided 14.6-acre lot will consist of a combination residential structure and dog training facility, with construction expected to commence shortly following approval of subdivision of the current site and execution of a purchase/sales agreement with the applicant. The training facility is expected to have 15 dogs. The kennels will be housed in an oversized garage attached to the house.

Capability to Provide Water and Sanitation:

Development of the current parcel is served by a borehole (Permit number 60323-F: Exempt, non-tributary, Denver Aquifer – 20.2 ac-ft, <50 gpm for the originally assessed 35-acre lot) for water supply and septic system for sanitation. The new 14.6-acre subdivided parcel will be served by its own well and septic systems. The existing well and septic will serve the current church facilities. We were advised by DWR that they require submittal of a water supply plan and Form GWS-76 -Water Supply Information Summary for the subdivision application. Since the two tracts will serve different functions, a Form GWS-76 plan is attached for the total use, and an estimate of water requirement is provided in Attachment A for each proposed lot. The well permit and DWR affirmation of water rights for the current wellbore are attached. It is also our understanding that upon subdivision of the 34.08-acre parcel the existing wellbore will be re-permitted for allocation of water rights for the reduced 19.5-acre parcel, then a new permit for a well on the 14.6-acre parcel will be requested when that well is drilled.

Attached is a letter with exhibits from April Hicks, attorney for Burns, Figa & Will - Attorneys, addressing the issue of water rights available to Pinecrest Church and sufficiency of supply for the proposed development. The conclusion of that letter is offered below:

> *Pinecrest is the owner of all the Denver Basin groundwater underneath the Property via the 2001 personal representative's deed and warranty deed that conveyed the Property to Pinecrest. Under Well Permit No. 60323-F, Pinecrest is allowed to withdraw 20.2 acre-feet per year from the Denver aquifer underlying the Property. Upon conveyance of 15 acres and a proportionate share of the underlying groundwater to the new owner, the new owner will obtain a well permit to serve its property, and Pinecrest will seek approval of a new well permit accounting for the reduction of its annual available water supply from the Denver aquifer. The water supply available to each parcel, as discussed herein, is more than sufficient to support Pinecrest's requested rezoning and the proposed development of both parcels.*

Fire Protection / Police Service:

Fire protection services will be provided by South Metro Fire Rescue. They have provided a "Will Serve" letter for this application. That letter is attached. Police services will be provided by Douglas County Law Enforcement.

Douglas County Schools Commitments and Impacts:

The proposed development will include a single-family residence. Based on feedback provided by the School District, this development will not materially impact schools serving the area.

Traffic and Access:

The proposed development of the new 14.6-acre parcel will access Singing Hills Rd (CR 166). The expected traffic flow for the residence and dog training facility will not materially impact traffic on the roadway. The traffic study performed by Galloway Engineering shows no material impact from this subdivision of the existing tract. In response to Staff comments in their letter of November 20, 2023 to

the rezoning application, the traffic study was re-evaluated. The response from the Galloway Traffic Engineer is included as an attachment to this report.

Site Characteristics and Protection of Cultural, Archaeological, Natural Resources, and Unique Landforms:

The proposed new development on the 14.6-acre lot will contain only those grade changes required for construction of residence and outbuildings on the property. There are no known cultural or archaeological features on this site. There are no trees currently on the 14.6-acre parcel. The existing church site includes grade changes required for detention and site construction. Trees exist in parking lot islands and the south side of the building. These are maintained by the church. The undeveloped lands on the current parcel are maintained as improved grassland.

Recreational Facilities and Open Space:

No open space, recreational facilities or parks are anticipated in the proposed development plan.

Impacts on Existing Flora and Fauna:

Impacts on existing flora and fauna will be minimal. The Site is not wooded and thus not a significant habitat area for larger wildlife.

Soil Suitability:

No geotechnical studies have been completed for the site other than soil analyses conducted during construction of the existing church. Most of the site is native soil of the Bresser-Truckton and Fondis types. Description of these is provided in the Drainage Report attached to this submittal.

Existing Utilities and Site Infrastructure:

The existing church is served by a borehole and septic system. There are no municipal water or sanitation facilities located on the site. Electric service is provided by CORE Electric (formerly IREA) from overhead lines to the east of Delbert Rd, then proceeding underground to the service entrance at the church. Electrical service is provided to a cellphone tower on the east edge of the property via underground lines from the overhead lines east of Delbert Rd. Another broadband tower at the southwest corner of the property is served by overhead lines from distribution lines on the south side of Singing Hills Rd. Gas Service is provided by XCEL Energy. A low-pressure gas main runs within a 6-foot utility easement adjacent to Singing Hills Rd.

A high-pressure gas pipeline operated by Colorado Interstate Gas Co, LLC, a division of Kinder Morgan Company, runs in an 85-foot easement adjacent to Singing Hills Road. No development is allowed on this easement.

Proposed Utilities and Site Infrastructure:

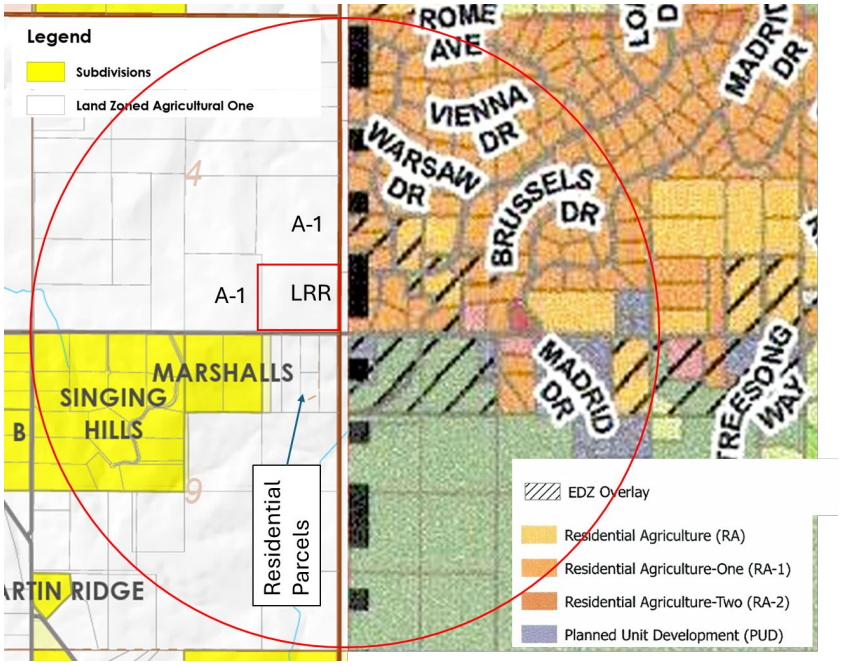
No additional utilities are anticipated for this development, other than well, septic, and electrical service for the residence and facilities on the 14.6-acre parcel.

Douglas County Comprehensive Master Plan Compliance

The Douglas County Comprehensive Plan designates this site as a 'Non-Urban Subarea'. *"Nonurban subarea policies have been established to protect and preserve the rural character, heritage, wildlife habitat, viewsheds and historic townsites of the County."* This proposal was found to be consistent with the Master Plan by rezoning the existing parcel to Large Rural Residential. Activities on the proposed LRR lots are consistent with allowed uses under this zoning designation.

This project lies within the Northeast Subarea and is consistent with objectives stated in Sec 3-3E as detailed below:

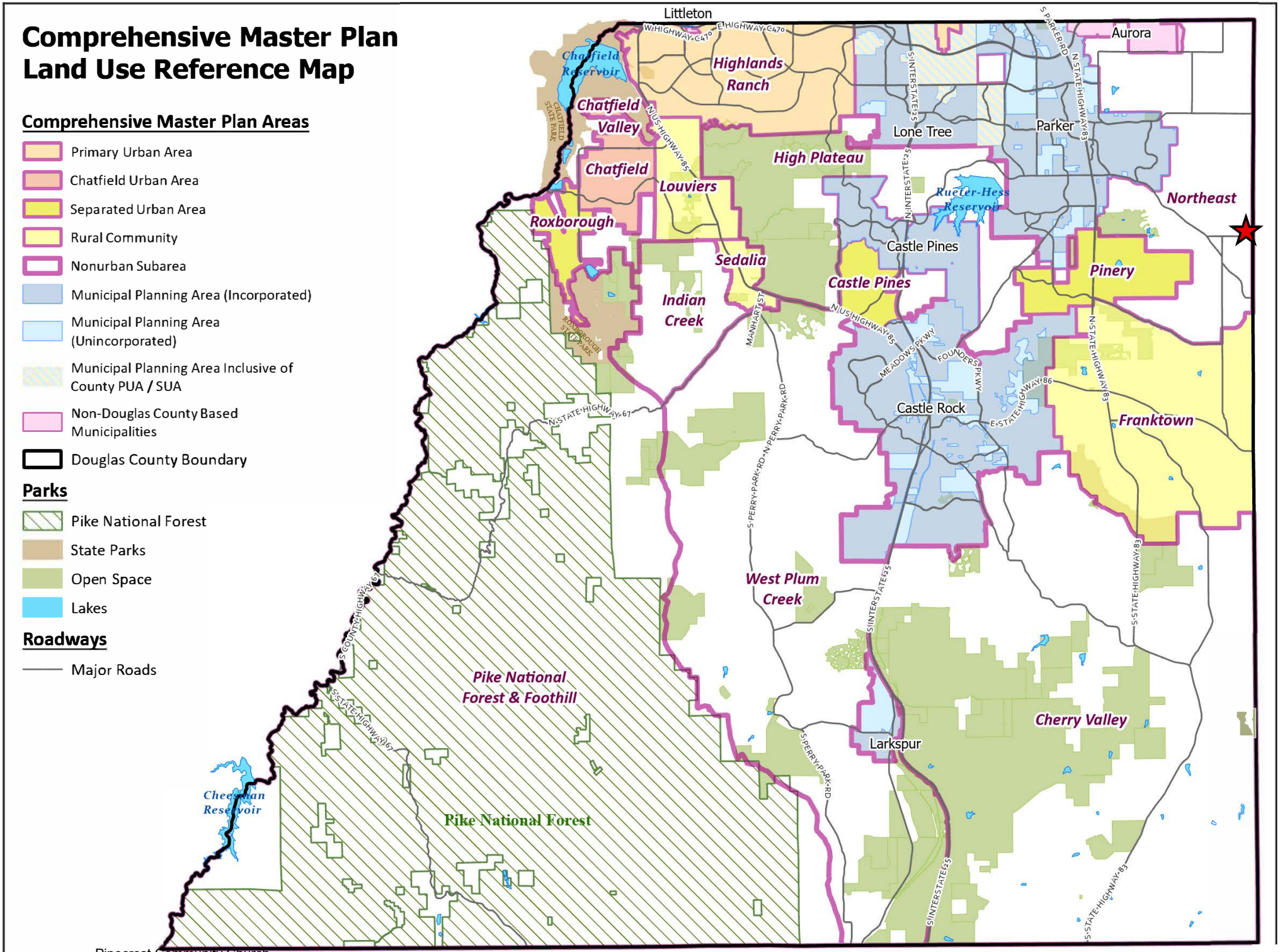
- Policy 3-3E.1 – The proposed LRR parcels will be 14.6 acres for a new residential unit, and 19.5 acres for the existing Pinecrest Church. This is consistent with adjacent parcel sizes in Douglas County south of Singing Hills Road and larger than adjoining parcel sizes in Elbert County east of Delbert Road. Properties to the north and west are 34+ acres. 50% of adjoining properties are equivalent size or less than the proposed LRR parcels proposed in this project. See Exhibit below:



- Policy 3-3E.2 – Infrastructure is sufficient to support the LRR parcels proposed in this project. The newly created 14.6-acre parcel abuts Singing Hills Road and will have electric and natural gas services available at its south boundary. The 19.5-acre parcel with Pinecrest Church is already served by utilities and abuts both Singing Hills and Delbert Roads.
- Policy 3-3E.3 – N/A. Municipal water and sewer services are not available on this site.
- Policy 3-3E.4 – N/A. Water supply for new development on this site will be provided by a new well in the Denver aquifer. A drainage plan is implemented for the existing development to protect runoff. No activities detrimental to alluvial surface water resources are contemplated on the LRR parcels.

- Policy 3-3E.5 – The new residential site will disturb very small portions of the vegetation on the new development site. Appropriate landscaping, including trees will be included in site development.
- Policy 3-3E.6 – N/A. The proposed LRR parcels are on a topographic high, with minor drainages on the property.
- Policy 3-3E.7 – The proposed residential development will create minimal sightline obstruction and will be consistent with aesthetics of a rural setting.

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

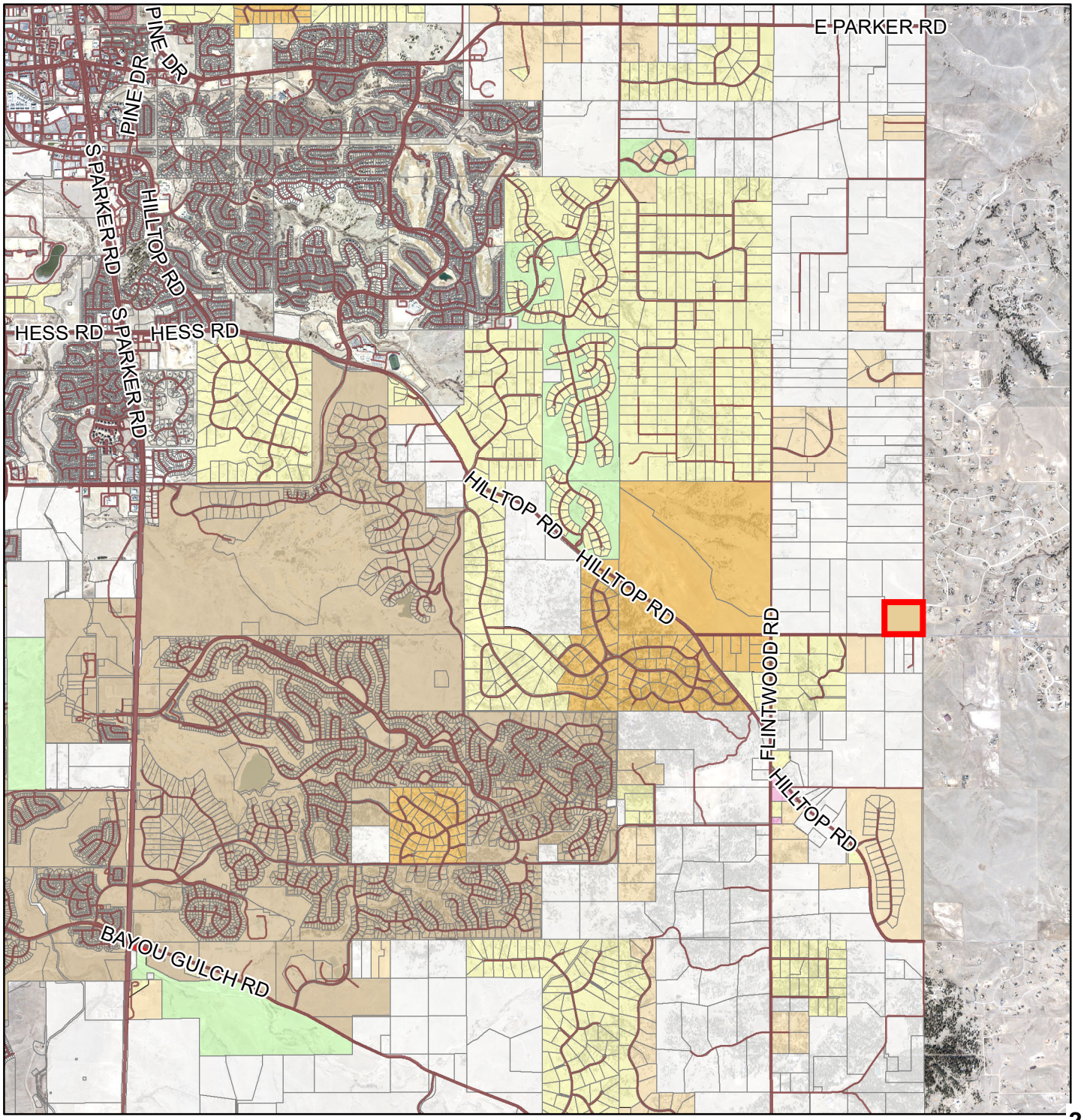
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

PINECREST COMMUNITY CHRUCH

SB2024-070
ZONING MAP



LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST

PINECREST COMMUNITY CHURCH

SB2024-070
AERIAL MAP

N

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	No Comment	No response necessary
Assessor	07/07/2025	Verbatim: Please add owner name to the owner signature block area.	The applicant revised the ownership block.
AT&T Long Distance - ROW	06/12/2025	No Comment	No response necessary
Building Services	07/03/2025	Verbatim: Please submit a site plan and show all existing buildings with dimensions of exterior walls to the new property line for determination of the fire resistive rating of the walls, doors, windows, and all openings in those walls.	The applicant will submit building permits prior to construction.
CenturyLink	06/19/2025	Verbatim: CenturyLink has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment. This encroachment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the areas as described, the Applicant will bear the cost of relocation and repair of said facilities.	The applicant will conduct utility locates prior to construction.

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Division of Water Resources	10/24/2025	Summary of Response: Initially, the State Engineer's Office did not receive enough information to render an opinion regarding the adequacy of the proposed water supply. The applicant provided the necessary information and according to the GWS-76 Water Supply Information Summary Sheets provided, the estimated demands for Lot 1 is household use (1.0 acre-feet/year) and irrigation of 3.5 acres (7.75 acre-feet/year). The estimated demands for Lot 2 are commercial use (1.45 acre-feet/year) and irrigation of 4.5 acres (9.93 acre-feet/year). The State Engineer's Office's provided its opinion that the water supply is **adequate** based on its determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.	The DWR stated it was their opinion that the water supply can be **provided without causing injury** based on their determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is equal to the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision
Colorado Geological Survey	07/10/2025	No Comment	No response necessary
Comcast		No Response Received	No response necessary
CORE Electric Cooperative	07/02/2025	Verbatim: CORE Electric Cooperative will require easements to be added to the replat and additional language added to the plat.	The applicant added the required easement and additional language to the plat.

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Conservation District	07/08/2025	Summary of Response: Please see attached referral comments. There is no Integrated Noxious Weed Control plan, and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector. There is no mention of protecting small wildlife which support large wildlife or wildlife corridors in the design of the community as defined by the Douglas County Comprehensive Master Plan, Section 9 Wildlife.	The applicant revised their narrative to include protections of cultural, archaeological, natural resources and unique landforms. They propose to construct a house, garage and barn and will re-seed all disturbed areas. The remainder of the site will remain native.
Douglas County Health Department	11/18/2025	Summary of Response: DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality.	No response necessary
Douglas County School District RE 1		No Response Received	No response necessary
Elbert County Community & Development Services	06/16/2025	No Comment	No response necessary

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	06/18/2025	Verbatim: Please submit a copy of the drainage letter that was previously done for this project. Please discuss the traffic and number of anticipated trips associated with the number of dogs that are being watched in the narrative. Please also coordinate the Engineering Review fee The only other thing that I didn't mention is that they will need a DESC Plan in the future when they go to build their house.	Engineering reports, studies, and plans have been reviewed and approved.
Mile High Flood District		No Response Received	No response necessary
Office of Emergency Management	06/12/2025	No Comment	No response necessary
Rural Water Authority of Douglas County		No Response Received	No response necessary
Sheriff's Office	06/17/2025	Verbatim: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. No comments or concerns at this time for this request from DCSO.	No response necessary
Sheriff's Office E911		No Response Received	No response necessary

Project Name: Pinecrest Community Church
Project File #: SB2024-070
Date Sent: 06/12/2025 **Date Due:** 07/10/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	06/13/2025	Verbatim: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Minor Development Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project. COMMENTS: 1. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits. 2. It is expected the kennel use will be a residential accessory under Douglas County Home Occupation permit and will not be classified as a commercial occupancy or use.	The applicant worked with SMFR to resolve their issues. Any necessary permits will be obtained at the time of building permit.
Wildfire Mitigation	06/25/2025	No Comment	No response necessary
Xcel Energy-Right of Way & Permits	07/08/2025	Verbatim: No apparent conflict.	No response necessary

From: annb cwc64.com
To: Heather Scott
Cc: CHOY, PAM; duanew cwc64.com; jt cwc64.com
Subject: Singing Hills Rd Elizabeth, Colorado Douglas County eReferral #SB2024-070
Date: Thursday, June 12, 2025 4:39:42 PM

Hi Heather,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Singing Hills Rd Elizabeth, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

6/19/25

Heather Scott, AICP
Project Planner
Douglas County

SUBJECT: APPROVAL TO PROCEED W/ ENCROACHMENT – P866477

Project Name & Location: SB2024-070 – Pinecrest Community Church

To Whom It May Concern:

Qwest Corporation, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this Encroachment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This encroachment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the areas as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Varina Hoopes at Varina.Hoopes@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

EXHIBIT A

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070

LEGAL DESCRIPTION:

ALL OF THAT LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT BOOK 2213, PAGE 1294, IN THE DOUGLAS COUNTY CLERK & RECORDER OFFICE, BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND 1.0" IRON PIPE WITH AN ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "54 1/4, T7S R65W, 2004, PLS 38069."

COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 4;

THENCE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N00°01'06"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ON A LINE PARALLEL AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N89°47'32"W, A DISTANCE OF 1330.92 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED;

THENCE WITH SAID WEST LINE, N00°07'36"E, A DISTANCE OF 1115.94 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID WARRANTY DEED, S89°36'43"E, A DISTANCE OF 1331.82 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED, AND BEING A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE WITH SAID EAST LINE, S00°01'06"W, A DISTANCE OF 1111.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT RIGHT OF WAY DEDICATION TO DOUGLAS COUNTY COMMISSIONERS RECORDED AT BOOK 880, PAGE 387.

THE ABOVE DESCRIPTION CONTAINS 1,484,600 SQUARE FEET OR 34.08 ACRES, MORE OR LESS.

GENERAL NOTES:

1. FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2024.
2. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "54 1/4, T7S R65W, 2004, PLS 38069."
3. THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0210F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(2)(A).
6. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS REPLAT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2110153-10, WITH A COMMITMENT DATE OF AUGUST 11, 2023 AT 8:00 A.M.
8. PROPERTY MAY BE SUBJECT TO THE NOTICE REGARDING THE ORGANIZATION OF CHERRY CREEK BASIN AUTHORITY RECORDED MAY 8, 1980 IN BOOK 780 AT PAGE 718 AS RECEPTION NO. 181034.
9. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE FROM PINECREST COMMUNITY CHURCH TO BLANCA PEAK ENERGY, LLC RECORDED DECEMBER 3, 2010 AS RECEPTION NO. 2010085236.

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____ DAY OF _____, 20___, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF DRAINAGE AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTIONS DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

PLANNING COMMISSION:

THE MINOR DEVELOPMENT FINAL PLAT (SB2024-070) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

TITLE VERIFICATION:

WE, STEWART TITLE GUARANTY COMPANY, NATIONAL COMMERCIAL SERVICES, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY: _____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VICINITY MAP
1" = 4000'

SURVEYOR'S STATEMENT:

I, BRIAN J. DEMIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 3, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

_____
BRIAN J. DEMIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D.,
AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

_____
DOUGLAS COUNTY CLERK AND RECORDER

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PINECREST COMMUNITY CHURCH.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMSAND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202__

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

OWNER:

OWNER: _____

BY: David Baumgartner

TITLE: LEAD PASTOR

NOTARY:

STATE OF Colorado)
) SS.
COUNTY OF Douglas)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF December 2024

BY David Baumgartner

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/17/27

DEBORAH S GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031999
MY COMMISSION EXPIRES SEPTEMBER 17, 2027

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Project No:	JR8000XX.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

1
SHEET 1 OF 2

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070

LEGAL DESCRIPTION:

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COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 4;

THENCE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N00°01'06"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ON A LINE PARALLEL AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N89°47'32"W, A DISTANCE OF 1333.92 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED;

THENCE WITH SAID WEST LINE, N00°07'39"E, A DISTANCE OF 1115.94 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID WARRANTY DEED, S89°36'43"E, A DISTANCE OF 1331.82 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED, AND BEING A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE WITH SAID EAST LINE, S00°01'06"W, A DISTANCE OF 1111.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT RIGHT OF WAY DEDICATION TO DOUGLAS COUNTY COMMISSIONERS RECORDED AT BOOK 880, PAGE 587.

THE ABOVE DESCRIPTION CONTAINS 1,484,600 SQUARE FEET OR 34.08 ACRES, MORE OR LESS.

GENERAL NOTES:

1. FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2024.
2. BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "S4 ¼ T7S R65W, 2024, PLS 38069."
3. THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0210F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
6. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS REPLAT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 211613-10, WITH A COMMITMENT DATE OF AUGUST 11, 2023 AT 8:00 A.M.
8. PROPERTY MAY BE SUBJECT TO THE NOTICE REGARDING THE ORGANIZATION OF CHERRY CREEK BASIN AUTHORITY RECORDED MAY 6, 1988 IN BOOK 790 AT PAGE 718 AS RECEPTION NO. 8810344.
9. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE FROM PINECREST COMMUNITY CHURCH TO BLANCA PEAK ENERGY, LLC RECORDED DECEMBER 3, 2010 AS RECEPTION NO. 2010085236.

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF DRAINAGE AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTIONS DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

VICINITY MAP
1" = 4000'

SURVEYOR'S STATEMENT:

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 3, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____

_____
BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CORE will require the following language be added to the plat notes.
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks,attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PINECREST COMMUNITY CHURCH.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMSAND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202____,

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

OWNER:

OWNER: _____

BY: David Baumgartner

TITLE: LEAD PASTOR

NOTARY:

STATE OF Colorado)
) SS.
COUNTY OF Douglas)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF December, 2024

BY David Baumgartner

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/17/27

DEBORAH S GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031999
MY COMMISSION EXPIRES SEPTEMBER 17, 2027

TITLE VERIFICATION:

WE, STEWART TITLE GUARANTY COMPANY, NATIONAL COMMERCIAL SERVICES, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY_____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202__

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D.,

AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

_____
DOUGLAS COUNTY CLERK AND RECORDER

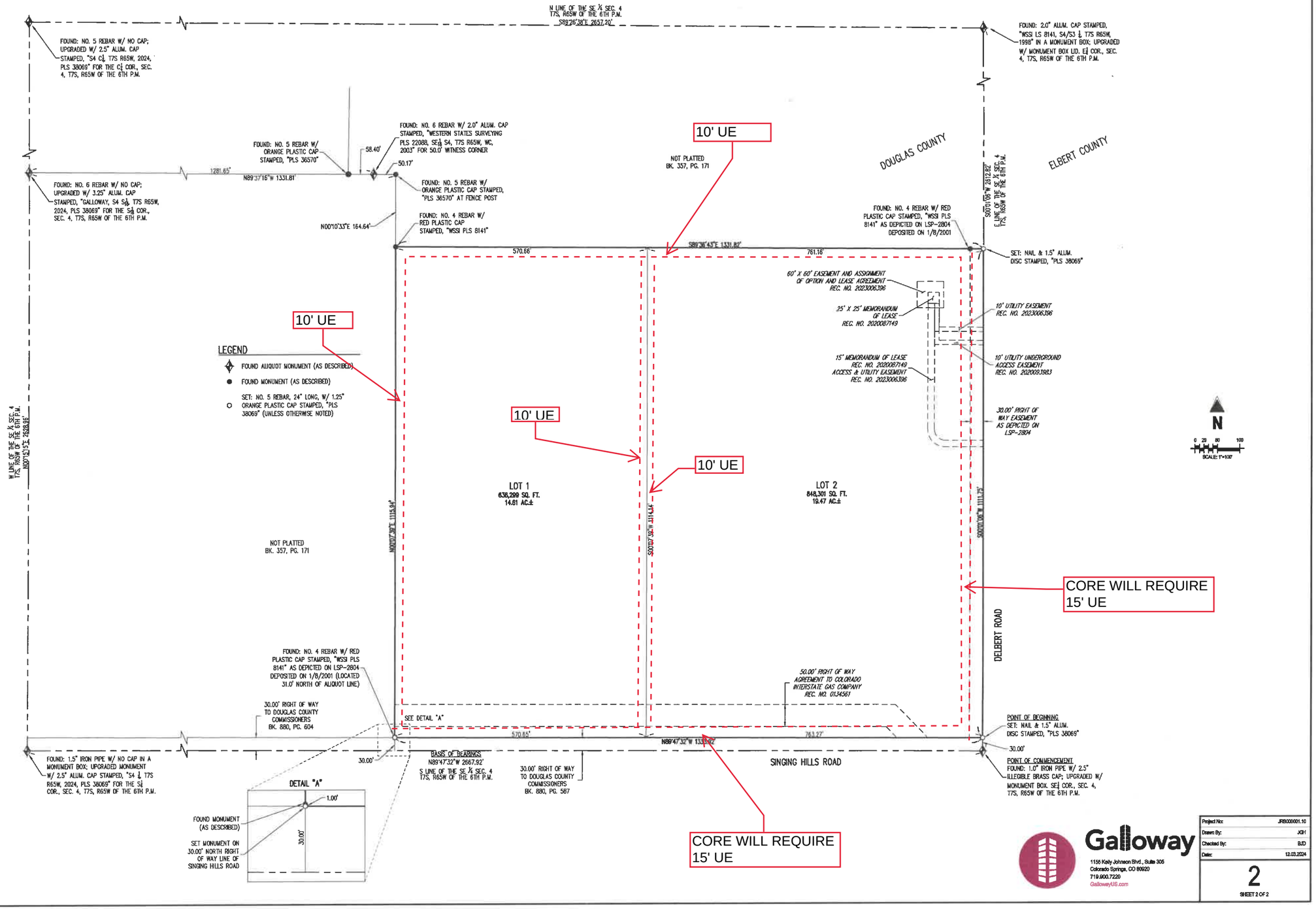
Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Project No:	JR8000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

1
SHEET 1 OF 2

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070



Project No:	JR8000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

2
SHEET 2 OF 2

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

From: Brooks Kaufman
To: Robin Brown
Cc: Heather Scott
Subject: RE: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development
Date: Thursday, September 11, 2025 6:16:16 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
JRB01 Plat 2025-08-28.pdf

Good morning Robin

Sorry for the delayed response, I have been out of the office the past two weeks.

CORE Electric Cooperative approves the attached revised plat.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop
CORE ELECTRIC COOPERATIVE
The Energy to Thrive™

Book time to meet with me

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Wednesday, September 3, 2025 1:54 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Guess you may need to actually plat :P

On Wed, Sep 3, 2025 at 1:51 PM Robin Brown <diy.rbrown@gmail.com> wrote:

> For your review. Let me know what you think.
>
> Thanks Robin
>
> On Tue, Aug 19, 2025 at 12:26 PM Brooks Kaufman <BKaufman@core.coop> wrote:
>
> > Good afternoon Robin
> >
> > Yes it's a good idea for CORE review the plat revision please, it can save you the back and forth.
> >
> > Respectfully
> >
> > **Brooks Kaufman**
> > Lands and Rights of Way Manager
> >
> > 800.332.9540 MAIN
> > 720.733.5493 DIRECT
> > 303.912.0765 MOBILE
> >
> > www.core.coop
> > CORE ELECTRIC COOPERATIVE
> > The Energy to Thrive™
> >
> > Book time to meet with me
> >
> > ---
> >
> > **From:** Robin Brown <diy.rbrown@gmail.com>
> > **Sent:** Tuesday, August 19, 2025 12:23 PM
> > **To:** Brooks Kaufman <BKaufman@core.coop>
> > **Subject:** Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development
> >
> > **[CAUTION:]** This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.
> >
> > Will you need to see the updated plat before I resubmit to the county?
> >
> > Thanks Robin
> >
> > On Fri, Aug 15, 2025 at 11:44 AM Brooks Kaufman <BKaufman@core.coop> wrote:
> >
> > > Good morning Robin
> > >
> > > The requested utility easement along the south boundary (Singing Hills Road) and west boundary (Elbert Road) will require a 15-foot Utility Easement (UE). CORE is amenable to reducing the interior side lot utility easements to 5 feet in width as shown on the updated comments.
> > >
> > > The 15-foot UE and other designated utility easements are intended for CORE, Gas, and Telecommunication providers to install their respective underground facilities.

- Electric service to the lots must be provided via underground facilities per Douglas County regulations.
- CORE electric facilities have a 10-foot footprint the additional width allow other utilities to use this space within the easement; but each utility require different clearances to each other. The utility easement allows for the access, maintenance, repair, replacement and future facilities to be installed within the utility easement.
- The utility easements are within the building setback and should not impact your building envelope as required by Douglas County.

Additionally, when CORE extends electric facilities to your lot, CORE will have submit for an encroachment approval from CIG when crossings of their infrastructure.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop

CORE ELECTRIC COOPERATIVE
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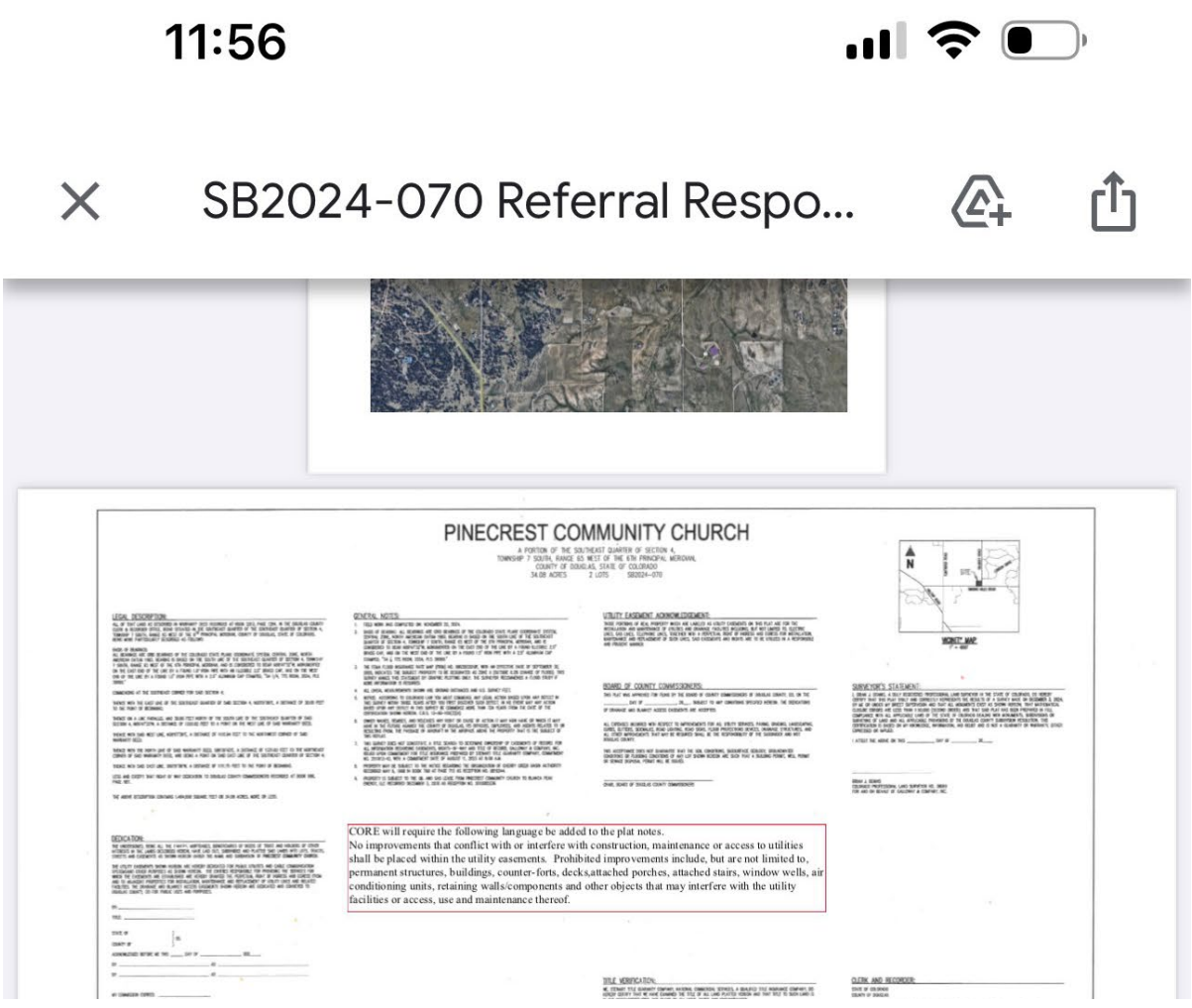
Book time to meet with me

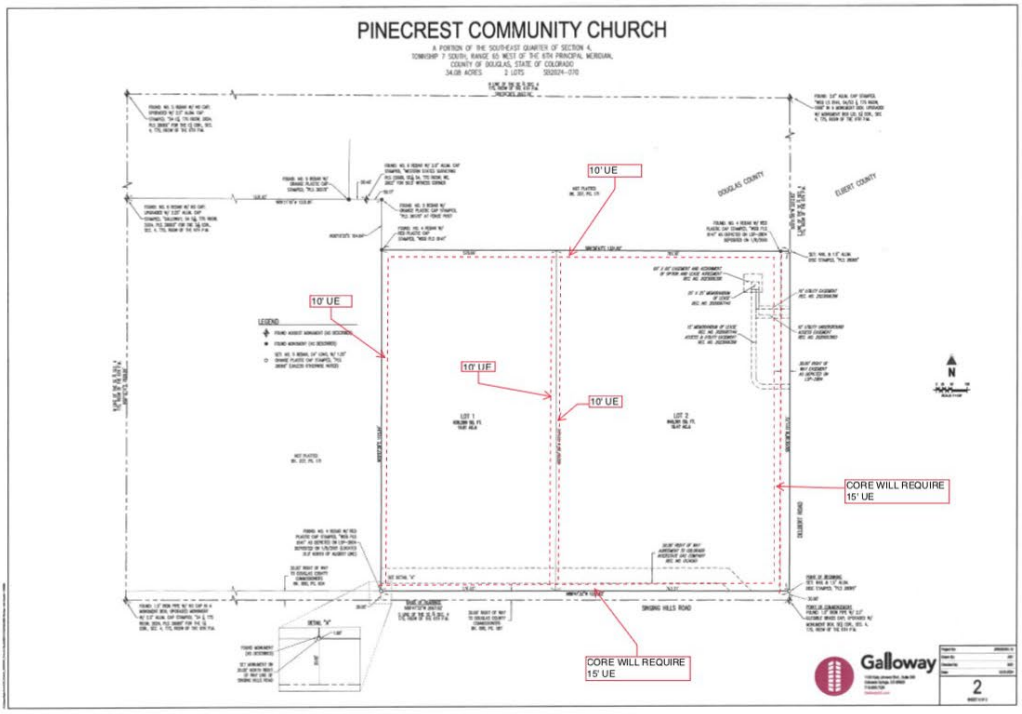
From: Robin Brown <div.rbrown@gmail.com>
Sent: Friday, August 15, 2025 11:07 AM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Hello Brooks
The 15' UE core has requested will cross over and into CIG's easement and that will be an issue. This is on the singing hills rd side. We can give you 10'

Robin





Docusign Envelope ID: 19627C53-3525-48D3-B934-04B852A6B938

DOUGLAS COUNTY
COLORADO
www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: June 12, 2025 Comments due by: July 10, 2025

Project Name: Pinecrest Community Church

Project File #: SB2024-070

Project Summary: This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment
☐ Please be advised of the following concerns:

X☐ See letter attached for detail.

Agency: Douglas County Conservation [redacted]

Your Name: David Shohet, President **Your Signature:**

On Wed, Aug 6, 2025 at 7:19 AM Brooks Kaufman <BKaufman@core.coop> wrote:

> Robin
>
> CORE is not willing to approve the replat without having the easements in place on the plat. Our requirement is part of the plat process for approvals.
>
> Respectfully
>
> **Brooks Kaufman**
> Lands and Rights of Way Manager
>
> 800.332.9540 MAIN
> 720.733.5493 DIRECT
> 303.912.0765 MOBILE

www.core.coop

Book time to meet with me

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Tuesday, August 5, 2025 6:39 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

What if we do a letter now and when we build the house we put the lines in that plat map?

Robin

On Tue, Aug 5, 2025 at 7:17 AM Robin Brown <diy.rbrown@gmail.com> wrote:

> But the cost to me is to much currently. I can't afford to get it on the plat
>
> Robin
>
> On Tue, Aug 5, 2025 at 7:16 AM Brooks Kaufman <BKaufman@core.coop> wrote:
>
> > Robin
> > The plat will replace the letter. CORE will provide approval letter via referral response and utility easements granted via the plat.
> >
> > Respectfully
> >
> > **Brooks Kaufman**
> > Lands and Rights of Way Manager
> >
> > 800.332.9540 MAIN
> > 720.733.5493 DIRECT
> > 303.912.0765 MOBILE
> >
> > www.core.coop
> >
> >
> >
> >
> > Book time to meet with me
> >
> > **From:** Robin Brown <diy.rbrown@gmail.com>
> > **Sent:** Tuesday, August 5, 2025 7:11 AM
> > **To:** Brooks Kaufman <BKaufman@core.coop>
> > **Subject:** Re: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development
> >
> > **[CAUTION:]** This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.
> >
> > Thanks for the reply Brooks,
> >
> > I am glad a letter will suffice. Galloway quoted me 1500 + to add the easement to the plat. Do you have a template letter for me to fill out?
> >
> > Thanks
> > Robin
> >
> > On Tue, Aug 5, 2025 at 6:47 AM Brooks Kaufman <BKaufman@core.coop> wrote:
> >
> > > Good morning Robin
> > >
> > > As part of subdivision process and required utility easements are to be granted via plat per Colorado Statue: (3) Subdivision regulations adopted under provisions of this section shall require that a subdivider, as defined in section 30-28-101 (9), C.R.S., submit to the commission evidence that provision has been made for facility sites, easements, and rights of access for electrical and natural gas utility service sufficient to ensure reliable and adequate electric or, if applicable, natural gas service for any proposed subdivision. Submission of a letter of agreement between the subdivider and utility serving the site shall be deemed sufficient to establish that adequate provision for electric or, if applicable, natural gas service to a proposed subdivision has been made.
> > >
> > > Therefore, the requirements of the subdivision are for utilities to extend and provide services to lots.
> > >
> > > CORE and other utilities will not provide compensation for utility easements under the subdivision regulations. The utility easements will not impact property rights, privacy or value as the

easements will be within Douglas County building setbacks an area that will not allow structures to be built within.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.

ELECTRIC COOPERATIVE

The Energy to Thrive™

Book time to meet with me

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Monday, August 4, 2025 4:51 PM
To: Brooks Kaufman <BKaufman@core.coop>
Cc: Wil Kirchner <wdkirchner@gmail.com>
Subject: Easement consideration for SB2024-070 Pinecrest Community Church Minor Development

You don't often get email from diy.rbrown@gmail.com. Learn why this is important

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Hello Brooks Hoffman

Thank you for reaching out regarding the proposed 10-15 foot easement around the subdivision of Pinecrest. I understand the importance of infrastructure development; however, I have significant concerns about granting such a sizable easement without any form of compensation or a clear explanation of necessity and impact.

Before I can consider this request, I would like:

1. A detailed explanation of the purpose of the easement and why this specific area is required on all sides.
2. Clarification on how this easement will impact my property use, privacy, value, and future development.
3. A formal offer that includes compensation for the use and encumbrance of my land, or documentation showing why compensation is not being offered.

Please understand that I must consider the long-term impact on the property rights and value. I am open to discussing reasonable terms, but I am not in a position to grant access to the land without further information and fair consideration.

Sincerely,
Robin Brown

July 11, 2025

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: Pinecrest Community Church Subdivision – Minor Development Plat
Case Number: SB2024-070
Applicant: Pinecrest Community Church
Part of the SE ¼ of the SE ¼ of Sec. 4, Twp. 7S, Rng. 65W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Heather Scott,

We have received your June 12, 2025 proposal to subdivide 34.08 acres at 7165 N. Delbert Road to create two lots. Lot 1 will be 14.61 acres in size and will contain a new residence and dog training facility, while Lot 2 will be 19.47 acres in size and contain an existing church.

Our office previously provided comments on the rezoning application for the project in letters dated November 6, 2023 and April 18, 2024.

Water Supply Demand

The anticipated total water demand based on the Water Supply Information Summary sheet (GWS-76) for the two-lot subdivision is shown in the table below:

Use	No. of Units	Demand (af/yr)	Total Demand (af/yr)
Household Use	1	1.0	1.0
Commercial Use (12,000 SF)	2	1.8	3.6
Irrigation (5 acres)	1	15.6	15.6
-	-	**Total**	**20.2**

According to Attachment A from the application documents, the estimated demands for Lot 1 are domestic/residential uses (1.0 acre-feet/year) and irrigation, animal exercise and training areas (7.66 acre-feet/year). The estimated demands for Lot 2 are commercial use (1.5 acre-feet/year) with the remaining planned allocation to be reserved for additional buildings(s), irrigation of play areas, sports field and green spaces (10 acre-feet/year more or less).

Source of Water Supply

The proposed water supply for Lot 1 is a new on-lot well, producing from the nontributary Denver aquifer. The proposed water supply for Lot 2 is existing well, operating under permit no. 60323-F.

Well permit no. 60323-F was issued on October 15, 2003 pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 15, 2003 to appropriate nontributary groundwater in the Denver aquifer underlying 35 acres of land for drinking and sanitary facilitates, fire protection, and irrigation of the overlying land with an average annual amount to be appropriated not to exceed 20.2 acre-feet and a maximum pumping rate of 50 gallons per minute.

According to the application documents, Pinecrest Community Church, as the owner of 20.2 acre-feet per year of nontributary Denver aquifer groundwater quantified under the findings of the State Engineer for the overlying 35 acres, will deed a proportional share (8.66 acre-feet per year) of Denver aquifer groundwater to the new owner of Lot 1. Pinecrest

Community Church will retain the remaining allocation of Denver aquifer groundwater (estimated at 11.54 acre-feet/year) to serve Lot 2 through existing well no. 60323-F. As mentioned in the 2nd referral response letter dated April 18, 2024 for the rezoning of the subject property prior to subdivision, if a portion of the Denver aquifer water appropriated by well permit no. 60323-F is conveyed by the Applicant to the new Lot 1 owner, the Applicant must submit an application to re-permit well no. 60323-F to withdraw only that remaining portion of the Denver aquifer water still owned by the Applicant using forms GWS-45 and GWS-79. Additionally, the new Lot 1 owner can use forms GWS-45 and GWS-79 and submit evidence that they have been conveyed a portion of the Denver aquifer water appropriated by well permit no. 60323-F to this office to apply for a new well permit on the 14.61 acre parcel.

Please be advised that when considering the application to re-permit well no. 60323-F and the new application for the construction of a well on Lot 1, the amount of Denver aquifer water available for withdrawal underlying each lot for a period of 100 years will be reduced by the amount previously withdrawn through the pumping of well no. 60323-F. If the Applicant does not have pumping records showing previous withdrawal amounts from the pumping of well no. 60323-F, it will be assumed that the full amount allocated under well permit no. 60323-F (20.2 acre-feet per year), was withdrawn each year after the pump was installed in the well on November 8, 2003.

Applications for on lot well permits, submitted by an entity other than the original owner from the findings of the State Engineer dated October 15, 2003 must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

The ability for the Applicant to obtain well permit(s) and the allowed use(s) will be determined at the time permit application(s) are submitted to and reviewed by the State Engineer's Office.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. If a portion of the Denver aquifer water appropriated by well permit no. 60323-F is conveyed by the Applicant to the new lot owner, the Applicant must submit an application to re-permit well no. 60323-F to withdraw only that portion of the Denver aquifer water they own using forms GWS-45 and GWS-79.

2. The new lot owner may use forms GWS-45 and GWS-79, along with submittal of evidence that they have been conveyed a portion of the Denver aquifer water appropriated by well permit no. 60323-F (water deed) to this office to apply for a new well permit on Lot 1.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 34141
Well no. 60323-F

From:	Matz - DNR, Michael
To:	Heather Scott
Cc:	Comaniciu - DNR, Ioana
Subject:	Fwd: FW: SB2024-070 Pinecrest Community Church Minor Development
Date:	Tuesday, September 16, 2025 9:20:21 AM
Attachments:	image.png SB2024-070 Referral Agency Response Summary 9.11.2025.docx Response to DCPC staff comments - Construction detail and water rights (WDK Jul2025.docx JRB01 Plat 2025-08-28 (1).pdf Pinecrest Community Church Subdivision - (Douglas).pdf

Good morning,

Based on our previous comments for the Pinecrest Community Church referral (see attached), we requested applications be submitted to our office to re-permit well no. 60323-F on Lot 2 (based on the new amount of water owned) and for a new well permit be submitted for Lot 1.

Looking at our database, I don't see any indication that these permit applications have yet been submitted.

In order for our office to provide further comments on the subdivision water supply plan, these well permit applications will need to be submitted.

State Engineer's Office Opinion

Pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. If a portion of the Denver aquifer water appropriated by well permit no. 60323-F is conveyed by the Applicant to the new lot owner, the Applicant must submit an application to re-permit well no. 60323-F to withdraw only that portion of the Denver aquifer water they own using forms GWS-45 and GWS-79.

2. The new lot owner may use forms GWS-45 and GWS-79, along with submittal of evidence that they have been conveyed a portion of the Denver aquifer water appropriated by well permit no. 60323-F (water deed) to this office to apply for a new well permit on Lot 1.

Let me know if you have any questions.

Best,

Mike Matz, P.E.
Water Resources Engineer

P 303.866.3581 x 8241

1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

---------- Forwarded message ---------
From: **Comaniciu - DNR, Ioana** <ioana.comaniciu@state.co.us>
Date: Mon, Sep 15, 2025 at 3:08 PM
Subject: Fwd: FW: SB2024-070 Pinecrest Community Church Minor Development
To: Michael Matz - DNR <michael.matz@state.co.us>

Could you please review the additional information provided on SB2024-070 Pinecrest Community Church Minor Development (ID34141) and see if this information addressed our concerns.
Thank you,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

ioana.comaniciu@state.co.us | https://dwr.colorado.gov

---------- Forwarded message ---------
From: **Heather Scott** <hscott@douglas.co.us>
Date: Mon, Sep 15, 2025 at 2:38 PM
Subject: FW: SB2024-070 Pinecrest Community Church Minor Development
To: ioana.comaniciu@state.co.us <ioana.comaniciu@state.co.us>

Hello Ioana,

Would you please review the written response for SB2024-070 and let me know if this is sufficient?

Thank you,

Heather Scott, AICP | Principal Planner

Douglas County Department of Community Development

Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801

Email | hscott@douglas.co.us

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Thursday, September 11, 2025 1:02 PM
To: Heather Scott <hscott@douglas.co.us>
Cc: Wil Kirchner <wdkirchner@gmail.com>
Subject: SB2024-070 Pinecrest Community Church Minor Development

I believe this is now everything.

Thank you (another step closer!)

Robin

October 24, 2025

Heather Scott
Douglas County Planning Services
Transmission via email: hscott@douglas.co.us

Re: Pinecrest Community Church Subdivision – Minor Development Plat (2nd Letter)
Case Number: SB2024-070
Applicant: Pinecrest Community Church
Part of the SE ¼ of the SE ¼ of Sec. 4, Twp. 7S, Rng. 65W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Heather Scott,

We have received your June 12, 2025 proposal and additional information provided on October 23, 2025 to subdivide 34.08 acres at 7165 N. Delbert Road to create two lots. Lot 1 will be 14.61 acres in size and will contain a new residence and dog training facility, while Lot 2 will be 19.47 acres in size and contain an existing church.

Our office previously provided comments on the subdivision in a letter dated July 11, 2025. Additionally, our office previously provided comments on the rezoning application for the project in letters dated November 6, 2023 and April 18, 2024. The comments outlined in this letter supersede those provided in previous letters.

Water Supply Demand

The anticipated total water demand based on the Water Supply Information Summary sheets (GWS-76) for the two-lot subdivision is shown in the table below:

Uses (Lot 1 and 2)	No. of Units	Demand (af/yr)	Total Demand (af/yr)
Household Use	1	1.0	1.0
Commercial Use (12,954 SF)	1	1.45	1.45
Irrigation (8 acres)	1	18.86	17.68
-	-	**Total**	**20.13**

According to the GWS-76 Water Supply Information Summary Sheets provided on October 23, 2025, the estimated demands for Lot 1 is household use (1.0 acre-feet/year) and irrigation of 3.5 acres (7.75 acre-feet/year). The estimated demands for Lot 2 are commercial use (1.45 acre-feet/year) and irrigation of 4.5 acres (9.93 acre-feet/year).

Source of Water Supply

The proposed water supply for Lot 1 is a new on-lot well (permit no. 90327-F), producing from the nontributary Denver aquifer. Well permit no. 90327-F was issued on October 7, 2025 pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 for domestic, commercial, and irrigation purposes with a maximum average annual withdrawal amount of 8.75 acre-feet per year. At the time of this letter, well permit no. 90327-F has not yet been constructed, and is in a "Permit Issued" status.

The proposed water supply for Lot 2 is an existing well (permit no. 90326-F), producing from the nontributary Denver aquifer. Well permit no. 90326-F was issued on October 7, 2025 pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 to use an existing well (previously permitted under well permit no. 60323-F) for domestic, commercial, and irrigation purposes with a maximum average annual withdrawal amount of 11.38 acre-feet per year. Well permit no. 90326-F has been constructed, and is in a "Well Constructed" status.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water allocated under the findings of the State Engineer dated October 7, 2025 to well permit nos. 90326-F and 90327-F are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is equal to the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

for Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 34141
Well no. 90326-F and 90327-F

Docusign Envelope ID: 19627C53-3525-49D3-B934-04B852A6B938

REFERRAL RESPONSE REQUEST

Date sent: June 12, 2025 Comments due by: **July 10, 2025**

Project Name:	Pinecrest Community Church
Project File #:	SB2024-070
Project Summary:	This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☐ Please be advised of the following concerns:	
X☐ See letter attached for detail.	
Agency: Douglas County Conservation District	**Phone #:** (303) 218 2622
Your Name: David Shohet, President	**Your Signature:** Signed by: David.Shohet 6E6057CEE3D2404...
(please print)	**Date:** 7/7/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, may result in written comments being accepted for informational purposes only.

Sincerely,

Heather Scott, AICP
Project Planner
303-919-4801
hscott@douglas.co.us

Docusign Envelope ID: 19627C53-3525-49D3-B934-04B852A6B938

DOUGLAS
—CONSERVES—
DOUGLAS COUNTY CONSERVATION DISTRICT
PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: July 10, 2024

RE: SB2024-070

The Douglas County Conservation District (the District) produces Douglas County development reviews as directed by Senate Bill 35. District comments are made on the suitability of soils for the proposed land uses, floodwater management, and watershed protection. The District also often submits advisory comments regarding rural water supply issues, agricultural land use conversion, and endangered species protection if the development plan affects those issues.

This Minor Development Final Plat affects 34.08 acres of Large Rural Residential land.

There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector and/or Weed Advisory board, the County Extension Agent, Natural Resources Conservation Service, or a qualified weed management professional prior to the land use authority approval.

There is no mention of protecting small wildlife which support large wildlife or wildlife corridors in the design of the community as defined by the Douglas County Comprehensive Master Plan, Section 9 Wildlife https://www.douglas.co.us/planning/master-plans/comprehensive-master-plan/ .

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. The District does not support development proposals that are located in or near drainages or development that disturbs wetlands. See FEMA note above.

Thank you for the opportunity to review this project. Direct any questions to Heather Kelly, District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

November 18th, 2025

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: SP2024-070

Dear Ms/Mrs. Scott

Thank you for the opportunity to review and comment on SP2024-070 project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

On-Site Wastewater Treatment System (OWTS) – New or Expanded
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact DCHD or the local health department with authority over the site at the time of develoment. More information is available at https://www.douglas.co.us/health-department/environmental-health/.

Domestic Well
Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption. Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The

CDPHE laboratory web site is located at: https://cdphe.colorado.gov/laboratory-services/water-testing

Sincerely,

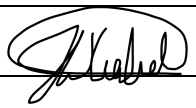
Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

REFERRAL RESPONSE REQUEST

Date sent: June 12, 2025 Comments due by: **July 10, 2025**

Project Name:	Pinecrest Community Church
Project File #:	SB2024-070
Project Summary:	This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☒ Please be advised of the following concerns: Please submit a copy of the drainage letter that was previously done for this project. Please discuss the traffic and number of anticipated trips associated with the the number of dogs that are being watched in the narrative. Please also coordinate the Engineering Review fee.	
☐ See letter attached for detail.	
Agency: PW - Engineering	**Phone #:** (303) 660-7490
Your Name: Jacob Gabel *(please print)*	**Your Signature:**  **Date:** 6/18/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, may result in written comments being accepted for informational purposes only.

Sincerely,

Heather Scott, AICP
Project Planner
303-919-4801
hscott@douglas.co.us

From: Jacob Gabel
To: Heather Scott
Subject: RE: SB2024-070 Pinecrest Community Church Minor Development
Date: Monday, September 29, 2025 2:46:05 PM

Hey Heather!

Sorry for not getting back to you sooner. Engineering has no issues with the proposed easements added to the plat.

Sincerely,

Jacob

Jacob Gabel | Development Review Engineer
Douglas County Department of Public Works Engineering
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490
Email | jgabel@douglas.co.us

From: Heather Scott <hscott@douglas.co.us>
Sent: Monday, September 15, 2025 2:09 PM
To: Jacob Gabel <jgabel@douglas.co.us>
Subject: FW: SB2024-070 Pinecrest Community Church Minor Development

Hello Jacob,

Would you please review the revised documents for SB2024-070? Let me know if you have any questions or if this is good to move forward to public hearings.

Thank you,
Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

From: Robin Brown <diy.rbrown@gmail.com>
Sent: Thursday, September 11, 2025 1:02 PM
To: Heather Scott <hscott@douglas.co.us>
Cc: Wil Kirchner <wdkirchner@gmail.com>

Subject: SB2024-070 Pinecrest Community Church Minor Development

I believe this is now everything.

Thank you (another step closer!)

Robin

July 28, 2025

Heather Scott
Douglas County Department of Community Development
Planning Services Division
100 Third St., Castle Rock, CO 80104

Re: SB2024-070 Minor Development Residential

Dear Ms. Scott,

This letter provides comments regarding the request for a Minor Development Final Plat to create two separate lots at 7165 North Delbert Road from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.

At this time the Curator has no further recommendations. If there are future development plans that involve any ground disturbance a Class II survey will need to be performed to evaluate for cultural resources before any disturbance occurs.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

From: Jill Welle
To: Heather Scott
Subject: RE: SB2024-070 Pinecrest Community Church Minor Development
Date: Monday, July 21, 2025 4:13:17 PM

Heather,
Thank you for reaching out. Wildfire mitigation has no issues with this proposal.

JILL

Jill Welle, CWMS
Wildfire Mitigation and Resilience Coordinator
Douglas County Building Division
100 Third Street
Castle Rock, CO 80104
720-733-6924

DOUGLAS COUNTY COLORADO

From: Heather Scott <hscott@douglas.co.us>
Sent: Thursday, July 17, 2025 4:30 PM
To: Jill Welle <jwelle@douglas.co.us>
Subject: SB2024-070 Pinecrest Community Church Minor Development

Good afternoon,

I was remiss on sending you the referral for a 2 lot split minor development at the intersection of Singing Hills Road and Delbert Road; case #SB2024-070. I've attached the referral response letter and the subdivision request. Please let me know if you have any comments or issues with this application.

Thank you,
Heather Scott, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4358 **Mobile** | 303-919-4801
Email | hscott@douglas.co.us

From:	Danny Klibaner
To:	Heather Scott
Subject:	Douglas County eReferral (SB2024-070)
Date:	Monday, June 16, 2025 9:43:58 AM
Attachments:	image001.png

Good morning,

Elbert County Planning Department has no objections to the proposed Pinecrest Community Church Minor Development.

Regards,
Danny

Danny Klibaner, AICP
Elbert County Government
Land Use Planner, Community and Economic Development
PO Box 7, 215 Comanche St, Kiowa, CO, 80117
Office (303) 621-3135
Cell (303) 435-1865
danny.klibaner@elbertcounty-co.gov

Please note County Offices are closed on Fridays.

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Heather Scott, AICP, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Pinecrest Community Church
Project File #:	**SB2024-070**
S Metro Review #	REFRP25-00109
Review date:	June 13, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	This request is for a Minor Development Final Plat to create two separate lots from 34.08 acres. The church will maintain the existing two entrances; one off Delbert Road and the second off Singing Hills Road and the reduced lot size will be 19.47 acres. The new lot will access Singing Hills Road further west and the lot will be 14.61 acres.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Minor Development Plat. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. Building addresses and unit numbers shall be coordinated with and approved by SMFR and the Douglas County Addressing Analyst prior to submitting for construction permits.

2. It is expected the kennel use will be a residential accessory under Douglas County Home Occupation permit and will not be classified as a commercial occupancy or use.

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

July 8, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Heather Scott

Re: Pinecrest Community Church, Case # SB2024-070

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Pinecrest Community Church** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along Singing Hills Road.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Memorandum

To: Chuck Smith
Development Review Engineer

From: Brian Horan, P.E., PTOE
Galloway

Date: March 21, 2024

Re: Response to Comments – 7165 North Delbert Road

This memorandum serves as a comment response to comments dated 11/21/23 for the subject property on the TIA titled “Positive Pup Training” and dated 12/22/22. The project has since been substantially changed after receiving comments. This memorandum intends to detail the change in project and provide support for a waiver of the TIA. Additionally, the memorandum will address the comments provided and those are included below in *italics*. Our **response** is provided below each *comment.*

The currently proposed project would build a barn for training dogs with 15 dogs boarded during the week and 15 dogs can train on the weekend. A conceptual site plan is provided as Attachment I. The previous project proposed to have 60 dogs boarded at a time which would generate 47 AM and 47 PM peak hour trips. The newly proposed project has reduced the number of dogs boarded to 15. The updated trip generation is provided below:

Site Trip Generation

Land Use	LUC	#	Units	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Average Daily Trips
Proposed (1) Dog Boarding Kennel: "Day Care Center"	565	15	Kennels: "Students"	6	6	12	6	6	12	61

Note(s):
(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

Due to the reduction in intensity of use a full TIS would no longer be required for the project.

Comment #1.
The study area assumes a 3% per year growth factor and considered traffic generated by the Fields Development. In addition to the growth factor and the Fields Development, this TIA will need to be revised to reflect the information related to the Independence Project to the south which ties into Singing Hills Road at the intersections of Singing Hills Road & Delbert Road.

Response: The project would no longer require the submission of a TIA.

Comment #2.
For all Figures showing future conditions, only 3-trips are shown on northbound Delbert Road at Singing Hills Road. There is, however, a development called Independence to the south of Singing Hills Road in Elbert County that will take access to and improve Delbert Road south of Signing Hills Road. Trips to and from this development needs to be considered in this study for future conditions. Elbert County should be contracted for a copy of the report and for roadway improvement timelines.

Response: See response to Comment #1.

Comment #3.
Current assumptions show no trips assigned to the south on Delbert Road. These assumptions are likely to change with development of the Independence project to the south on Delbert Road. The timeline assumptions for construction of Delbert Road into the Independence development will need to be researched through Elbert County. With the assumed trip distribution, the 11 vehicles projected to make left turns into the site in the 2024 total conditions for both peak hour warrants, a left turn deceleration lane on Singing Hills Road. The projected opposing through traffic in this period is significant at 502 & 292 vehicles per hour respectively for the AM & PM peak hours.

Response: The updated trip generation would represent minimal turning movements during the peak hour 3 or fewer turning movements. No deceleration lanes would be required.

If you have any questions or would like additional information, please contact me at BrianHoran@gallowayus.com or 303-770-8884.

Attachment I
Site Plan Exhibit

Pinecrest Community Church
REZONING PLAN EXHIBIT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

Warneke & Hill
Residential
Zoned A1

Wallden
Residential
Zoned A-1

Elbert County
Residential
Rural Agriculture-1

Elbert County
Residential
Planned Unit Development

FOUND #5 REBAR
1-1/4" ORANGE PLASTIC CAP
"PLS 0036570"

S0°07'32"W 164.66'

FOUND #4 REBAR
1-1/4" RED PLASTIC CAP
"WSSI PLS 8141"

BROKEN BARBED WIRE FENCE

S89°36'29"E 1331.95' M 1331.80' R

FOUND #4 REBAR
1-1/4" RED PLASTIC CAP
"WSSI PLS 8141"

CONCRETE PAD

Future House

CONTROL POINT
#5 REBAR, GREEN PLASTIC CAP
"GALLOWAY CONTROL"
ELEV = 6538.06

WOODEN FENCE

CELL TOWER

STOP SIGN

DIRT DRIVE

REFLECTOR POST

S0°01'25"W 1141.77' M 1141.75' R

12" RCP
FL = 6517.66

SIGN: "NO THRU TRAFFIC,
24HR SURVEILLANCE"

DIRT DRIVE

ASPHALT

DIRT DRIVE

MAILBOX (TYP.)

12" RCP
*FULL OF MUD

PRIVATE DRIVE
(ASPHALT)

24" RCP
FL = 6512.16

SIGN: "STOP AHEAD
T INTERSECTION"

24" RCP
FL = 6511.65

WOODEN POSTS

DELBERT ROAD
(ASPHALT)

60' R.O.W.
(EASEMENT)

SDDI
RIM = 6510.08
INV E (OUT, METAL PLATE W/7" OPENING) = 6506.92
INV W (IN, DRAINAGE SLOT) = 6507.74
BOTTOM OF BOX = 6507.04

24" RCP
FL = 6506.49

18" CMP
FL = 6506.06

18" CMP
FL = 6498.52

SIGN: "LONDON DRIVE
RIGHT TURN"

RIPRAP

WOODEN TRASH ENCLOSURE

HANDICAP PARKING
SIGN

GUEST PARKING SIGN
HANDICAP PARKING SIGN

NO PARKING
FIRE LANE

ASPHALT

NO PARKING
FIRE LANE

HANDICAP
PARKING SIGN

ELECTRICAL CONDUIT
3.2' ABOVE GROUND

REFLECTOR POST

SIGN: "SPEED LIMIT 40 MPH"

BROKEN CLEANOUT
COVERED W/RUG

CLEANOUT
1.8' WIDE
"POISONOUS GAS"

APPROX.
SEPTIC
AREA

SHED

FINISHED FLOOR = 6517.29

ONE-STORY
METAL BUILDING
12,601 SQ. FT.
PINECREST COMMUNITY CHURCH

CONDENSER UNIT

AC UNIT (TYP.)

VERTICAL PVC PIPE
1.6' ABOVE GROUND

VERTICAL PVC PIPE
1.9' ABOVE GROUND

PVC PIPE ON GROUND
2.3' LONG

SPEED BUMP (TYP.)

METAL FIRE RING

PLAYGROUND

GATE (TYP.)

WHITE VINYL FENCE

WOODEN CROSS

LANDSCAPE LIGHT (TYP.)

STONE SIGN:
"PINECREST COMMUNITY CHURCH"

STOP SIGN
(CR 166 & DELBERT RD)

PINECREST COMMUNITY CHURCH
SERVICE TIMES SIGN

SMASHED CMP

SIGN: "DOUGLAS COUNTY"

SOUTHEAST CORNER
SECTION 4, TOWNSHIP 7 NORTH,
RANGE 65 WEST

STOP SIGN

SIGN: "WELCOME
TO ELBERT COUNTY"

STOP SIGN

SIGN: "LEFT OR RIGHT"

STOP SIGN

BARBED WIRE FENCE

N0°07'32"E 1145.94'

WOODEN FENCE
WINDMILL INSIDE

50' x 100'

Future Barn

CONTROL POINT
#5 REBAR, GREEN PLASTIC CAP
"GALLOWAY CONTROL"
ELEV = 6530.12

PRIVATE DRIVE
(ASPHALT)

ASPHALT CURB

SIGN: "NO THRU TRAFFIC"

STOP SIGN

SIGN: "DO NOT PASS"

SIGN: "SPEED LIMIT 45
DOUGLAS COUNTY 24"

FOUND #4 REBAR
1-1/4" RED PLASTIC CAP
"WSSI PLS 8141"

BROKEN BARBED WIRE FENCE

N89°47'15"W 1333.98'

ASPHALT

SINGING HILLS ROAD
(ASPHALT)

60' R.O.W.
Bk. 880, Page 587

SIGN: "STOP AHEAD"

FOUND #4 REBAR
1-1/4" RED PLASTIC CAP
"BELL SURVEY LS 16828"

SIGN: "COLORADO FOREST MONASTERY"

6545 6540 6535 6530 6525 6520 6515 6510 6505 6550

RURAL RESIDENTIAL
ESTATE RESIDENTIAL
AGRICULTURAL ONE

BENCHMARK INFORMATION

NGS MONUMENT B 54, BEING A 3" BRASS DISK SET IN CONCRETE, STAMPED "U.S. COAST & GEODETIC SURVEY BENCHMARK, B 54, 1934".
ELEVATION = 6575.53 (NAVD88)

PROPERTY DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE SOUTHERLY LINE OF SAID SECTION 4 BEARING NORTH 89°16'17" WEST, 2667.96 FEET. MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX AT THE SOUTHEAST CORNER OF SAID SECTION 4 AND A 3-1/2" BRASS CAP IN A RANGE BOX AT THE SOUTH QUARTER CORNER OF SAID SECTION 4.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4;

THENCE NORTH 89°16'17" WEST, 1333.98 FEET, ALONG THE SOUTHERLY LINE OF SAID SECTION 4 TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4;

THENCE NORTH 00°38'54" EAST, 1145.94 FEET, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH 89°05'28" EAST, 1331.80 FEET, TO A POINT ON THE EASTERLY LINE OF SAID SECTION 4;

THENCE SOUTH 00°32'18" WEST, 1141.75 FEET, ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

GENERAL NOTES

1) FIELD WORK WAS COMPLETED ON: NOVEMBER 04, 2022.

2) UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

5) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

N

0 10 30 60
SCALE: 1"=60'

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION ABOVE.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

Pinecrest Community Church
Rezoning Plan Exhibit

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	JRB01.10
Drawn By:	MNB
Checked By:	BB
Date:	12/02/2022

1
SHEET 1 OF 1

Ref #2025035058, Date: 7/29/2025 3:11 PM, Pages: 1 of 5 ,
Electronically Recorded Douglas County, CO. Sheri Davis, Clerk and Recorder

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned Declarant(s) being the fee owner of the real property described on Exhibit A attached hereto and incorporated herein (the "Property"), in part consideration for the approval of the Rezoning of 7165 North Delbert Road, Parker, Colorado 80138 property (the "Property"), does hereby declare that the Property shall be subject to the following restrictions:

All non-tributary and not non-tributary water rights in the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying the Property, whether or not adjudicated (the "Ground Water"), and all pipelines, wells, well permits, pumps, storage tanks, rights-of-way, easements, and associated rights or privileges appurtenant to or used in connection with the Ground Water, are hereby reserved for, and dedicated to, the use and benefit of the Property, and no portion of the Ground Water shall be conveyed, sold, assigned, transferred, pledged or encumbered without the prior written consent of Douglas County ("the County"). The County may approve the conveyance, sale, assignment, transfer, pledge or encumbrance of the Ground Water only where the County determines, in its sole discretion, that such conveyance, sale, assignment, transfer, pledge, or encumbrance will facilitate the provision of water service to and for the Property.

Declarant(s), as the present owner of the land which overlies the Ground Water, hereby grants its irrevocable CONSENT, as required by Section 37-90-137(4), C.R.S., and as may be required from time to time by any other provision of Colorado law, to the issuance to any water provider of a permit or permits for the construction of a well or wells to take, appropriate, use, and produce the Ground Water for the benefit of the owners of lots, tracts and parcels of land within the Property; and said CONSENT shall be binding upon Declarant(s) successors and assigns, and shall constitute a covenant running with the land to the fullest extent permitted by law or equity for the use and benefit of all lots, tracts and parcels of land within the Property; provided, however, that nothing herein shall be construed as granting or reserving (1) any right to locate wells, pipelines, storage tanks or other facilities on the Property, (2) any easement on, over or under the Property for the purpose of transporting or storing such Ground Water, or (3) any right to disturb the surface of the Property or any improvements thereon.

This Declaration and the restrictions contained herein shall run with the Property, and shall be binding upon the Declarant(s) and all other persons or parties claiming of, from, through, or under the Declarant(s), and shall be a limitation and restriction upon the Declarant(s) and all persons who may acquire or obtain an interest in the Property hereafter.

This Declaration and the restrictions contained herein are for the benefit of the County and the Property, and shall be specifically enforceable by the County through its Board

of County Commissioners and by any owner or owners of a lot, tract or parcel of land in the Property.

This Declaration and the restrictions contained herein cannot be amended, modified, or terminated without the consent of the County.

Dated this 18th day of February, 2025.

DECLARANT(S):

By: David Baumgartner
Title: Lead Pastor

State of Colorado)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me on this 18 day of February, 2025, by David R Baumgartner as Declarant of Pinecrest Community Church.

Witness my hand and official seal.

My commission expires:

DEBORAH S GARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074031999
MY COMMISSION EXPIRES SEPTEMBER 17, 2027

Notary Public

ACCEPTANCE OF DECLARATION OF RESTRICTIVE COVENANTS

The Board of County Commissioners of the County of Douglas hereby accepts the foregoing Declaration of Restrictive Covenants.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS

By: _____
Chair

Date: 7/8/25

ATTEST:

_____
Deputy Clerk to the Board

DOUGLAS COUNTY, COLORADO SEAL EST. 1874

SUBORDINATION AGREEMENT

The undersigned, being the beneficiary of a deed of trust dated 8/6/2021 and recorded 8/6/21, at Reception #2021093278 of the real estate records in the office of the Clerk and Recorder of Douglas County, Colorado, encumbering the property described in the foregoing Declaration of Restrictive Covenants, hereby subordinates the lien of its deed of trust to the terms, conditions, and provisions of said Declaration.

By: Kelly Orr
Title: VP, Commercial Banker

Attest: _____
Title: _____

YAEL CHAVEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234019425
MY COMMISSION EXPIRES MAY 23, 2027

State of Colorado)
) ss.
County of Adams)

The foregoing Subordination of Declaration of Covenants was subscribed and sworn to before me on this 15th day of May, 2025 by Kelly Orr as VP, Commercial banker and _____ as _____ of First Citizens bank.

Witness my hand and official seal.

My commission expires: May 23rd 2027.

Notary Public

SUBORDINATION AND NON-DISTRUBANCE AGREEMENT

The undersigned, being the beneficiary of a deed of trust dated 3-19-2019 and recorded 4-9-2019 at Reception #2019018422 of the real estate records in the office of the Clerk and Recorder of Douglas County, Colorado, encumbering the property described in the foregoing Declaration of Restrictive Covenants, hereby subordinates the lien of its deed of trust to the terms, conditions, and provisions of said Declaration.

The undersigned lienholder hereby subordinates its interest in the Property to the Declaration of Restrictive Covenants recorded against the Property; provided, however, that such subordination shall not impair, diminish, or otherwise affect the rights of Tenant under that certain Ground Lease dated March 19, 2019, including, without limitation, Tenant's rights to use, access, maintain, and operate its communications facility on the Premises, and any associated easements or rights of way. The restrictions set forth in the Declaration shall not apply to the Premises as defined in the Ground Lease, nor shall they restrict Tenant's use, access, or development of the Premises. This Subordination Agreement shall be subject to a non-disturbance obligation in favor of Tenant, and the parties acknowledge that the Ground Lease shall remain in full force and effect, unaffected by the Declaration or any enforcement thereof.

By: Lilly Cimo

Title:

Attest: Lilly Cimo

Title: ASSET MANAGER

State of ~~Colorado~~ FLORIDA)

)ss

County of PALM BEACH)

The foregoing Subordination of Declaration of Covenants was subscribed and sworn to before me on this 3RD day of JULY, by ALLISON CANNELLA as VICE PRESIDENT and GENERAL COUNSEL as of VERTICAL BRIDGE.

Witness my hand and official seal.

My Commission expires: 9/28/2029

Mary E Holland

Notary Public

MARY E. HOLLAND
MY COMMISSION # HH 681858
EXPIRES: September 28, 2029

1/2

FORM NO. GWS-76 05/2011

WATER SUPPLY INFORMATION SUMMARY

STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: Pinecrest Community Church

2. LAND USE ACTION: Subdivide into two lots

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: 7165 N Pelbert Rd, Parker CO 80138 FILING (UNIT) , BLOCK , LOT

4. TOTAL ACREAGE: 5. NUMBER OF LOTS PROPOSED PLAT MAP ENCLOSED? ☒ YES or ☐ NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.
A. Was parcel recorded with county prior to June 1, 1972? ☐ YES or ☒ NO
B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ YES or ☒ NO
If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.
SE 1/4 of the SE 1/4, Section 4, Township 7 ☐ N or ☒ S, Range 65 ☐ E or ☒ W
Principal Meridian (choose only one). ☒ Sixth ☐ New Mexico ☐ Ute ☐ Costilla
Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, ☐ Zone 12 or ☐ Zone 13
Existing Well Loc.
Easting: 529023
Northing: 4368104

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.
Surveyor's Plat: ☒ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO Attachment B

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS Gallons per Day	Acre-Feet per Year
See Attachment A Proposed HOUSEHOLD USE # 1 of units		1.0
Existing 12,000 COMMERCIAL USE # of S. F Future 12,000		2X1.8=3.6
IRRIGATION # 5 of acres		15.6
STOCK WATERING # 1 of head		
OTHER:		
TOTAL		20.2

10. WATER SUPPLY SOURCE
☒ EXISTING WELL ☐ DEVELOPED SPRING
WELL PERMIT NUMBERS 60323-F

☐ NEW WELLS -
PROPOSED AQUIFERS – (CHECK ONE)
☐ ALLUVIAL ☐ UPPER ARAPAHOE
☐ UPPER DAWSON ☐ LOWER ARAPAHOE
☐ LOWER DAWSON ☐ LARAMIE FOX HILLS
☒ DENVER ☐ DAKOTA
☐ OTHER:

☐ MUNICPAL
☐ ASSOCIATION
☐ COMPANY
☐ DISTRICT
NAME
LETTER OF COMMITMENT FOR SERVICE ☐ YES or ☐ NO

WATER COURT DECREE CASE NUMBERS:

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? ☒ YES or ☐ NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.) Rec# 516349 (3/11/02); # 0512300 (10/15/03)

12. TYPE OF SEWAGE DISPOSAL SYSTEM
☒ SEPTIC TANK/LEACH FIELD
☐ LAGOON
☐ ENGINEERED SYSTEM (Attach a copy of engineering design.)
☐ CENTRAL SYSTEM
DISTRICT NAME:
☐ VAULT
LOCATION SEWAGE HAULED TO:
☐ OTHER:

Attachment A – Supplement to GWS-76 for Pinecrest Community Church Subdivision

The State Engineer determined an allocation for well Permit 60323-F for Pinecrest Community Church of 20.2 acre-feet from the Denver aquifer on October 15, 2003.

Pinecrest Community Church is desiring to subdivide its 34.08 acre lot into two lots, the first containing 14.61 acres and the second containing 19.47 acres on which the existing church and well exist. *(note: acreage has been amended from prior descriptions based on removal of ROW dedication for Singing Hills Rd. However, the original deeded lot was described to contain 35 acres, on which the water allocation was made by the State Engineer.)*

Pinecrest retained water-rights attorneys Burns, Figa & Will to assess conveyance of existing water rights to the new owner of the 14.6-acre lot and retained water rights for the 19.5 acre lot. Their conclusions are as follows:

> *Pinecrest is the owner of all the Denver Basin groundwater underneath the Property via the 2001 personal representative's deed and warranty deed that conveyed the Property to Pinecrest. Under Well Permit No. 60323-F, Pinecrest is allowed to withdraw 20.2 acre-feet per year from the Denver aquifer underlying the Property. Upon conveyance of 15 acres and a proportionate share of the underlying groundwater to the new owner, the new owner will obtain a well permit to serve its property, and Pinecrest will seek approval of a new well permit accounting for the reduction of its annual available water supply from the Denver aquifer. The water supply available to each parcel, as discussed herein, is more than sufficient to support Pinecrest's requested rezoning and the proposed development of both parcels.*

Pinecrest will convey via affidavit 8.66 acre-ft to the new owners of the 14.6-acre lot and retain 11.54 acre-ft for use by the church on its 19.5 acre lot.

The owners of the 14.6-acre lot propose to develop this property as a single-family residence with a dog training facility. As such, water demand is calculated as follows:

- 1.0 acre-ft per year for domestic/residential uses. Plus
- 7.66 acre-ft for irrigation of animal exercise and training areas. This will allow approximately 2 acres* of turf grass development for these purposes.

Pinecrest Community Church currently uses less than an acre-foot per year for support of its ministry - fire suppression, kitchen & restrooms, and limited irrigation for landscaping. However, as the population of the community around the church grows significantly over the next several years, it is anticipated that church growth and the services it desires to provide to the community will also expand substantially. These may include a childcare building with turf play yards, sports field(s), green spaces, and further landscaping improvements. It is anticipated the allocation of 11.54 acre-feet will be sufficient to meet these needs. The estimate is developed as follows:

- Approximately 1.5 acre-feet for existing +12,000 ft^2 of "commercial" use, plus
- The remainder of the allocation (~10 acre-feet) for additional building(s), irrigation of play areas, sports field and green spaces. This will allow approximately 3 acres* of irrigated turf grass, landscaping or other mixed-use areas.

**Irrigation water demand calculated using FAO CropWat for dry climate turf grass.*

Form No. GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

WELL PERMIT NUMBER 60006 -F -
DIV. 1 WD 8 DES. BASIN MD

APPLICANT

PINECREST COMMUNITY CHURCH
41446 COUNTRY ROSE CIRCLE
PARKER, CO 80138-

(303) 290-9083

APPROVED WELL LOCATION
DOUGLAS COUNTY
SE 1/4 SE 1/4 Section 4
Township 7 S Range 65 W Sixth P.M.

DISTANCES FROM SECTION LINES
150 Ft. from South Section Line
240 Ft. from East Section Line

UTM COORDINATES
Northing: 4368104 Easting: 529023

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated August 13, 2003.
4) The maximum pumping rate of this well shall not exceed 50 GPM.
5) The average annual amount of ground water to be appropriated shall not exceed 4.5 acre-feet.
6) Production is limited to the Lower Dawson aquifer which is located 730 feet below land surface and extends to a depth of 860 feet. Plain casing must be installed and grouted to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
7) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
8) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
10) This well shall be constructed at least 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
11) This well shall be constructed not more than 200 feet from the location specified on this permit.
12) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: Please be advised that wells constructed in the Lower Dawson aquifer in this area have been known to be poor producers.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

NOTE: Expired permit no. 57191-F, was previously issued for this well.

CANCELLED PERMIT SEE #60323-F REC#0516349
ADB 10-16-03

GMB 8/25/03

APPROVED
GMB

Hal D. Simpson
State Engineer

Dennis G. Lein
By

Receipt No. 0512300 DATE ISSUED 08-26-2003 EXPIRATION DATE 08-26-2004

0512300

ORDER OF THE STATE ENGINEER

IN THE MATTER OF WELL PERMIT NO. 60006-F

LOCATION: NE1/4, NE1/4, SECTION 4, TOWNSHIP 6 S, RANGE 65 W

APPLICANT: PINECREST COMMUNITY CHURCH

THE STATE ENGINEER FINDS:

The well permit was issued on August 26, 2003 and had an expiration date August 26, 2004.

On October 14, 2003, Pinecrest Community Church submitted evidence that the well would not withdraw water under permit no. 60006-F. The evidence submitted is as follows:

On October 14, 2003, Pinecrest Community Church applied for a new permit to change source to the Denver aquifer for the commercial well that had been approved with permit no. 60006-F for the Lower Dawson aquifer.

Permit no. 60323-F has been issued for the change of source for this well. Well permit no. 60006-F is hereby cancelled and is of no further force or effect.

Dated this 15TH day of October, 2003.

Hal D. Simpson
State Engineer

By: G. Michael Bender
G. Michael Bender
Water Resource Engineer

Prepared by: GMB

cc: Division 1
Applicant

rec. 516349

Denver Basin Team 1A

March 11, 2002

Geotechnical Services Branch Consultation

Evaluator: Joanna Williams
Receipt No: 488267
Location: SE¼, SE¼, Section 4, Township 7 South, Range 65 West, 6th P.M.
Aquifer(s) Requested: Lower Dawson

Request: Please verify the aquifer interval and saturated thickness for the property shown on the attached map.

Consultation Recommendations: I would use the SB-5 values. Realize this is in the area where the Lower Dawson is quite variable and a poor producer. A conservative approach would be to geophysically log the hole prior to making a determination.

It is doubtful that they could produce 50 gpm from the Lower Dawson.

Special Permit Conditions:

Geologist Signature: [signature] Date: 3/11/02

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1, DOUGLAS COUNTY, COLORADO

APPLICANT : PINECREST COMMUNITY CHURCH

AQUIFER: DENVER

PERMIT NO.: 60323-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Pinecrest Community Church, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on October 14, 2003.

2. The applicant proposes to construct the well in the SE1/4 of the SE1/4 of Section 4, Township 7 South, Range 65 West, 6th Principal Meridian.

3. The proposed well is located outside the boundaries of a designated ground water basin.

4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: Drinking and sanitary facilities, fire protection, and irrigation.

5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is the total amount available based on a 100-year aquifer life.

6. The applicant is the owner of the land on which the well will be constructed.

7. The proposed well would withdraw ground water from the Denver Aquifer (hereinafter "aquifer"), which, according to the Denver Basin Rules, is located 910 feet to 1,720 feet below land surface at the location of the proposed well.

8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.

9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 35 acres of land as further described in said statement, which is attached hereto as Exhibit A.

10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 90327-F
RECEIPT NUMBER 10045225

ORIGINAL PERMIT APPLICANT(S)

PINECREST COMMUNITY CHURCH (DAVID BAUMGARTNER)

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: DOUGLAS
Parcel Name: N/A
Physical Address: 7165 NORTH DELBERT ROAD PARKER, CO 80138

SE 1/4 SE 1/4 Section 4 Township 7.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 528673.0 Northing: 4368536.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well and Ground Heat Exchanger Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025.
4) The use of groundwater from this well is limited to domestic, commercial, and irrigation purposes.
5) Production from this well is restricted to the Denver aquifer, which corresponds to the interval between 960 feet and 1,770 feet below the ground surface. This well will be completed in a Type 1 aquifer overlain by multiple confining layers and must be constructed with solid steel casing and grouted in accordance with Well Construction Rule 10.4.5.2 (2 CCR 402-2).
6) The pumping rate of this well shall not exceed 20 GPM (as requested by the Applicant).
7) The average annual amount of groundwater to be withdrawn shall not exceed 8.75 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 875 acre-feet (as requested by the Applicant).
8) The total volume of groundwater to be withdrawn by this well in combination with all other wells constructed in the Denver aquifer and operating pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 shall not exceed 2,013 acre-feet.
9) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
10) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
12) This well shall be located more than 600 feet from any existing well completed in the same aquifer and more than 1/4 mile from any prior geothermal operation utilizing water from the same aquifer that is not owned by the applicant.
13) This well shall be located not more than 200 feet from the location specified on this permit.
14) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
15) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

WELL PERMIT NUMBER 90327-F **RECEIPT NUMBER 10045225**

16) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification (by 11:59 pm the day before) to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity (by 11:59 pm the day before). Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website at dwr.colorado.gov

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. Upon installation of the pump, a Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources. Forms are available at: dwr.colorado.gov

NOTICE: This permit has been approved for a change to the requested uses and amount of withdrawal from the original application (as discussed with the Applicant). You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

Issued By MICHAEL MATZ

Date Issued: 10/7/2025

Expiration Date: N/A

COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 90326-F
RECEIPT NUMBER 10045226

ORIGINAL PERMIT APPLICANT(S)

PINECREST COMMUNITY CHURCH (DAVID BAUMGARTNER)

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: DOUGLAS
Parcel Name: N/A
Physical Address: 7165 NORTH DELBERT ROAD PARKER, CO 80138

SE 1/4 SE 1/4 Section 4 Township 7.0 S Range 65.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 528943.0 Northing: 4368338.0

PERMIT TO USE AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well and Ground Heat Exchanger Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025.
4) Approved to use an existing well constructed under permit no. 60323-F. The issuance of this permit hereby cancels permit no. 60323-F.
5) The use of groundwater from this well is limited to domestic, commercial, and irrigation purposes.
6) Production from this well is restricted to the Denver aquifer.
7) The pumping rate of this well shall not exceed 30 GPM (as requested by the Applicant).
8) The average annual amount of groundwater to be withdrawn shall not exceed 11.38 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 1,138 acre-feet (as requested by the Applicant).
9) The total volume of groundwater to be withdrawn by this well in combination with all other wells constructed in the Denver aquifer and operating pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated October 7, 2025 shall not exceed 2,013 acre-feet.
10) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
12) This well shall be located more than 600 feet from any existing well completed in the same aquifer and more than 1/4 mile from any prior geothermal operation utilizing water from the same aquifer that is not owned by the applicant.
13) This well shall be located not more than 200 feet from the location specified on this permit.
14) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
15) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

WELL PERMIT NUMBER 90326-F **RECEIPT NUMBER 10045226**

NOTICE: This permit has been approved for a change to the requested uses and amount of withdrawal from the original application (as discussed with the Applicant). You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

Issued By MICHAEL MATZ

Date Issued: 10/7/2025

Expiration Date: N/A

DOUGLAS COUNTY
COLORADO

Memorandum

Date: June 25, 2025

To: Heather Scott, Principal Planner

From: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

CC: Terence T. Quinn, AICP, Director of Community Development

Subject: **Water Commission Member Referral Comments**
SB2024-070 – Pinecrest Community Church

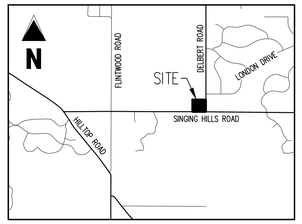
The Douglas County Water Commission (Commission) met on June 23, 2025 and provided comment on SB2024-070 – Pinecrest Community Church (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Clark Hammelman.

Clark Hammelman: Member Hammelman expressed that though he had no objection to the project itself, he did have a concern over the proposal to install two acres of sod on one lot and three acres on the other without providing details on irrigation methods, sod type, or estimated water use. He recommended the Commission consider recommendations regarding guidelines to limit high water-use landscaping.

Harold Smethills: Member Smethills supported Member Hammelman's recommendation and raised additional concerns about the sustainability of commercial operations, such as a proposed dog kennel, that would rely on aquifers without renewable water access. Member Smethills made no comments specific to the project.

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070



VICINITY MAP
1" = 4000'

LEGAL DESCRIPTION:

ALL OF THAT LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT BOOK 2213, PAGE 1294, IN THE DOUGLAS COUNTY CLERK & RECORDER OFFICE, BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND 1.0" IRON PIPE WITH AN ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "S4 1/4, T7S R65W, 2024, PLS 38069."

COMMENCING AT THE SOUTHEAST CORNER FOR SAID SECTION 4;

THENCE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N00°01'06"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ON A LINE PARALLEL AND 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, N89°47'32"W, A DISTANCE OF 1333.92 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED;

THENCE WITH SAID WEST LINE, N00°07'39"E, A DISTANCE OF 1115.94 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED;

THENCE WITH THE NORTH LINE OF SAID WARRANTY DEED, S89°36'43"E, A DISTANCE OF 1331.82 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED, AND BEING A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4;

THENCE WITH SAID EAST LINE, S00°01'06"W, A DISTANCE OF 1111.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT RIGHT OF WAY DEDICATION TO DOUGLAS COUNTY COMMISSIONERS RECORDED AT BOOK 880, PAGE 587.

THE ABOVE DESCRIPTION CONTAINS 1,484,600 SQUARE FEET OR 34.08 ACRES, MORE OR LESS.

GENERAL NOTES:

1. FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2024.
2. BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°47'32"W, MONUMENTED ON THE EAST END OF THE LINE BY A FOUND ILLEGIBLE 2.5" BRASS CAP, AND ON THE WEST END OF THE LINE BY A FOUND 1.5" IRON PIPE WITH A 2.5" ALUMINUM CAP STAMPED, "S4 ¼, T7S R65W, 2024, PLS 38069."
3. THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08035C0210F, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
4. ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
6. OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS REPLAT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, GALLOWAY & COMPANY, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2111613-IO, WITH A COMMITMENT DATE OF AUGUST 11, 2023 AT 8:00 A.M.
8. PROPERTY MAY BE SUBJECT TO THE NOTICE REGARDING THE ORGANIZATION OF CHERRY CREEK BASIN AUTHORITY RECORDED MAY 6, 1988 IN BOOK 790 AT PAGE 718 AS RECEPTION NO. 8810344.
9. PROPERTY IS SUBJECT TO THE OIL AND GAS LEASE FROM PINECREST COMMUNITY CHURCH TO BLANCA PEAK ENERGY, LLC RECORDED DECEMBER 3, 2010 AS RECEPTION NO. 2010085236.
10. NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF.

UTILITY EASEMENT ACKNOWLEDGEMENT:

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE _____ DAY OF _____, 20__ , SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF DRAINAGE, UTILITY, AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTIONS DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS

SURVEYOR'S STATEMENT:

I, BRIAN J. DENNIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON **DECEMBER 3, 2024**, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20_____

_____

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **PINECREST COMMUNITY CHURCH**.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, CO FOR PUBLIC USES AND PURPOSES.

BY: _____

TITLE: _____

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____,

BY _____ AS _____

BY _____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

OWNER:

OWNER: _____

BY: _____

TITLE: _____

OF PINECREST COMMUNITY CHURCH

NOTARY:

STATE OF)
) SS.
COUNTY OF)

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 202__,

BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION:

THE MINOR DEVELOPMENT FINAL PLAT (SB2024-070) WAS REVIEWED BY THE PLANNING COMMISSION ON _____.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

TITLE VERIFICATION:

WE, STEWART TITLE GUARANTY COMPANY, NATIONAL COMMERCIAL SERVICES, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES:

BY_____

DATE: _____ COMPANY NAME: _____

NOTARY:

STATE OF)
) SS.
COUNTY OF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202__,

BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

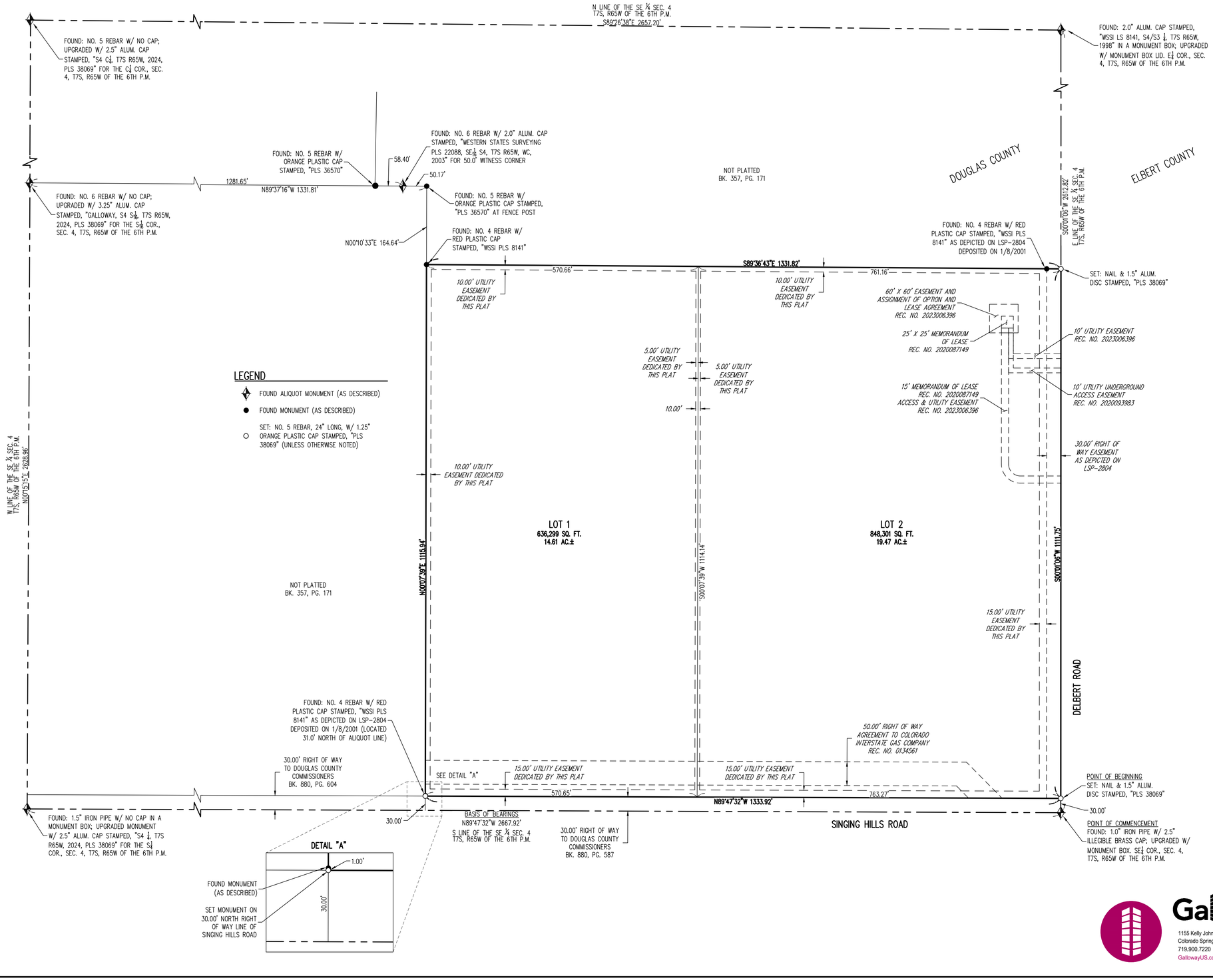
Project No:	JRB000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

1
SHEET 1 OF 2

M:\Users\Robo Brain\OS_Finished_JRB000001_Pinecrest Church\PDV\1-CAD\Plat\BM (Rachel_ John Hoefler - 8:28:2025

PINECREST COMMUNITY CHURCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF DOUGLAS, STATE OF COLORADO
34.08 ACRES 2 LOTS SB2024-070



Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

Project No:	JRB000001.10
Drawn By:	JGH
Checked By:	BJD
Date:	12.03.2024

2
SHEET 2 OF 2

J:\Drawing Files\Brown\CO, Elbert\No_JRB000001 (Pinecrest Church)\SDP\1-CAD\Plat\JRB Plat.dwg - John Houston - 8/28/2025

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Highlands Ranch Planned Development, 81st Amendment - Major Planned Development Amendment - Project File: ZR2025-004.

SUMMARY: The request is for approval of a major amendment to the Highlands Ranch Planned Development proposing the addition of Planning Area K and Planning Area L and a reduction in acreage of Planning Area E within the Open Space Conservation Area.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions may be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	12/4/2025
Steven E Koster	Approve	12/4/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025
Samantha Hutchison - FYI	Notified - FYI	12/11/2025

ATTACHMENTS:

Cover Page
Staff Report - ZR2025-004
Addendum - ZR2025-004

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Highlands Ranch Planned Development, 81st Amendment - Major Planned Development Amendment - Project File: ZR2025-004.

SUMMARY: The request is for approval of a major amendment to the Highlands Ranch Planned Development proposing the addition of Planning Area K and Planning Area L and a reduction in acreage of Planning Area E within the Open Space Conservation Area.

STAFF ASSESSMENT: Staff assessed the major amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions may be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	12/4/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Staff Report - ZR2025-004

DOUGLAS COUNTY
COLORADO

Major Planned Development Amendment Staff Report

Date:	December 2, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development SK for TQ
CC:	Brett Thomas, AICP, Chief Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Highlands Ranch Planned Development, 81st Amendment**
Project File:	**ZR2025-004**

Planning Commission Hearing:	**December 1, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 16, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area (OSCA). The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch PD, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF).

The Planning Commission heard the application at its December 1, 2025, public hearing and recommended approval by a vote of 5 to 4.

II. APPLICATION INFORMATION

A. Applicant

Highlands Ranch Community Association
9568 S. University Boulevard
Highlands Ranch, Colorado 80126

B. Request

The applicant requests approval of a major amendment to the Highlands Ranch PD proposing the addition of Planning Area K and Planning Area L and a reduction in acreage of Planning Area E within the OSCA.

C. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the major amendment eligibility criteria of DCZR 1519.05 as the amendment proposes substantial changes related to commitments.

Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

D. Location

Planning Areas K and L are located within the Highlands Ranch PD, east of US Highway 85, adjacent to the HRLETF. Planning Area E is located north of the intersection of Grigs Road and Daniels Park Road within the eastern portion of OSCA.

E. Project Description

The request proposes to amend Section XIII, Nonurban Area, of the Highlands Ranch PD to establish Planning Area K (Horse Corral - Equine Education Area) and Planning Area L (Basecamp). Planning Area K is proposed to be 20 acres in size and Planning Area L is proposed to be 45 acres in size. The amendment also proposes to remove 65 acres of land from the existing 275-acre Planning Area E to offset the acreage proposed with Planning Areas K and L. The applicant indicates the amendment "will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry."

Planning Area K is proposed to include agricultural and public or quasi-public facilities similar to what is permitted within other portions of OSCA. In addition, the planning area proposes to allow an equestrian center, equine related programs and activities, dressage riding area, stables, and indoor arena with no single structure to exceed 20,000 square feet in size.

Planning Area L is proposed to include agricultural and public or quasi-public facilities similar to what is permitted within other portions of OSCA. In addition, the planning area proposes to allow outdoor education preschools and administrative offices in buildings not to exceed 20,000 square feet in size, day camps, school programs and field trips, community camps for all ages, and limited overnight camping. In addition, events and gatherings, such as outdoor movies, facility rentals, open houses, and catered events would be allowed with a maximum of six events per year for up to 300 people, and no limits on the number of events with fewer than 150 participants.

No changes are proposed to the uses currently permitted within Planning Area E, only the size is proposed to be reduced from 275 acres to 210 acres.

III. CONTEXT

A. Background

The Highlands Ranch PD was approved by the Board of County Commissioners (Board) in September of 1979. This is the 81st Amendment to the original PD document. OSCA is an 8,200-acre nonurban area within the Highlands Ranch PD that was established as part of an agreement between the Board of County Commissioners, the Mission Viejo Company (the original developer of Highlands Ranch and the predecessor to Shea Homes), and the Highlands Ranch Community Association ("HRCA") in 1988. Currently, ten planning areas within the OSCA allow for education and recreational opportunities, public and quasi-public facilities, and other uses oriented towards community activities and services.

B. Adjacent Land Uses and Zoning

Proposed Planning Areas K and L are located east of US Highway 85 along Ron King Trail. The HRLETF, which is in Planning Areas I and J of the Highlands Ranch PD, is located east of Planning Area K and west of Planning Area L. To the west of Planning Area K, adjacent to US Highway 85, is undeveloped land owned by Colorado Central Power. South of Planning Area K is the Cherokee Ridge Estates subdivision, which is zoned Suburban Residential. A privately-owned horse boarding facility is located southeast of Planning Area K and southwest of Planning Area L, between Cherokee Ridge Estates and the HRLETF. Nonurban Areas of OSCA are located north of Planning Area K, and surrounding Planning Area L on the north, east, and south.

Planning Area E is located between Grigs Road and Monarch Boulevard and north of the East-West Regional Trail. The 65-acre portion of Planning Area E proposed to be removed is surrounded by OSCA Nonurban on the south and west, and portions of Planning Area E to remain on the north and east.

Zoning and Land Use

	Zoning	Land Use
North	Highlands Ranch PD	OSCA Nonurban
East	Highlands Ranch PD	OSCA Nonurban
South	Rural Residential Agricultural One	Single-family residential Horse boarding facility
West	Agricultural One	Undeveloped

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

Planning Areas K and L are proposed along Oxide Draw, a tributary that drains from Daniels Park to Plum Creek. The planning areas are identified as marginal to good wildlife habitat in the OSCA plan and avoid better to best wildlife habitat. Douglas County Wildfire indicated wildfire danger is considered moderate based on existing

fuel types and topography, and it noted large-scale landscape mitigation is not necessary at this time. There are no known geologic hazards or other constraints that would preclude development of the site.

B. Floodplain and Drainage

There is a mapped 100-year floodplain that generally runs parallel to Ron King Trail in the vicinity of proposed Planning Areas K and L, as well as the HRLETF. As part of a site improvement plan application, a floodplain development permit is required from Public Works Engineering before any use can be proposed in the floodplain. The Mile High Flood District reviewed the application and has no objections.

C. Access

Access to Planning Areas K and L is from Ron King Trail, a private drive that provides access to the Backcountry, HRLETF, and a privately owned horse boarding property. Public Works Engineering identified warranted improvements for auxiliary turning movements for the intersection of US Highway 85 and Ron King Trail. The applicant submitted a letter committing to providing a traffic study with each future land use application and agreed to participate in the implementation of any warranted improvements identified in those studies.

Public Works Engineering is working with the Colorado Department of Transportation (CDOT) to update the access permit for the intersection of Ron King Trail. CDOT noted no comments on this major PD amendment application.

V. PROVISION OF SERVICES

A. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro reviewed the request and noted a conditional non-objection to the application. South Metro notes site infrastructure does not currently support new structures or expanded uses without approved improvements to site access and fire protection water supplies. South Metro indicates its comments need to be adequately resolved prior to approval of any future site improvement plans.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO reviewed the request and noted no comments or concerns with the application.

C. Water and Sanitation

Highlands Ranch Water (HRW) provides water and sanitary sewer service within Highlands Ranch. HRW notes it does not have a potable water system within the general vicinity of Planning Areas K and L; however, it does have a groundwater system nearby. HRW states HRCA will be solely and fully responsible for providing its own onsite treatment of raw water supplied by HRW.

HRCA notes in its response letter that raw water will be pumped through an onsite treatment system designed in accordance with Colorado Department of Public Health and Environment regulations. Planning Areas K and L are not included within the HRW District; therefore, the property is considered an extended service area (ESA). As an ESA, HRW indicates its commitment for service would be contingent upon approval from the HRW Board of Directors and execution of a water service agreement with terms and conditions suitable to HRW, and that water service would be subject to ESA rates.

The applicant indicates wastewater treatment for Planning Areas K and L would be provided by on-site wastewater treatment systems (OWTS). The applicant notes that design and permitting of the OWTS will be finalized with a future site improvement plan.

D. Utilities

Utility service providers include Xcel Energy for natural gas and electrical service, and CenturyLink and Comcast for phone and data services. CenturyLink and AT & T stated no comment on the application. No comments were received from Comcast. Xcel stated that it owns and operates existing electric distribution facilities within the project area, and that any activity, including grading, proposed landscaping, erosion control, or similar activities involving Xcel's existing right-of-way will require its approval.

VI. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report. Public Works Engineering noted the need for a traffic impact analysis and an update to the CDOT access permit. HRW noted the proposed planning areas are outside of district boundaries and will require execution of a water service agreement for an extended service area.

South Metro noted site infrastructure does not currently support new structures or expanded uses without approved improvements to site access and fire protection water supplies. The Cherokee Ridge Estates Metro District and HOA expressed concerns with infrastructure, light and noise pollution, impact on wildlife and the environment, incompatibility with the OSCA Agreement, and a need for community outreach.

Courtesy notices of an application in process were sent to landowners abutting this portion of OSCA. Public correspondence generally expressed concerns with traffic impacts, environmental and safety issues, community and ecological impact, public resources and oversight, permit violations by the applicant, and need for community

outreach. Public correspondence submitted in response to the request is also attached to this staff report.

VII. PLANNING COMMISSION HEARING

The Planning Commission heard the proposal at a public hearing on December 1, 2025. Members of the public testified at the Planning Commission hearing. Speakers expressed concerns about the need for a new wildlife study, wildfire mitigation, and a secondary access; limited water supply; previous zoning violations; and the proximity to the Cherokee Ridge Estates subdivision. An attorney for the HRLETF requested future development coordination and disclosures to protect the activities of the HRLETF.

The Planning Commission discussed future water infrastructure, the acreage transfer between planning areas, wildlife migration and habitat, public outreach, emergency access, and outdoor education preschools. The applicant responded to comments from the Planning Commission and public and agreed to coordinate disclosure with the HRLETF.

Four commissioners stated the request did not meet approval criteria 1520.01, 1520.02, 1520.03, and 1520.06. An initial motion to recommend denial failed by a vote of 4 to 5. The Planning Commission then approved a motion to recommend approval by a vote of 5 to 4.

VIII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The intent of Section XIII, Nonurban Area is "to provide land for education and recreational opportunities, public facilities, quasi-public facilities, other uses which are oriented toward community activities and services." No changes are proposed to the development standards or PD commitments. The applicant states, "the amendment will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry."

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The applicant states the amendment "ensures convenient access and efficient operations while minimizing impacts on the broader Backcountry (OSCA)." HRCA also notes "this thoughtful siting preserves the vast majority of the property for conservation while allowing the community to enjoy safe, sustainable programming in appropriate locations."

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: Concerns have been raised by neighbors to the south in the Cherokee Ridge Estates subdivision, including from the HOA and Metro District. Residents have expressed concern about increased traffic and the potential for accidents associated with additional uses permitted if Planning Areas K and L are established. A concern about light and noise pollution has been expressed related to the proximity of proposed equestrian facilities, as well as events such as outdoor movie nights and other events. Additional concerns noted by residents, the HOA, and Metro District primarily include impacts on wildlife and the environment, and incompatibility with the OSCA Agreement.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The proposed amendment would allow additional programming within the Backcountry, which is available to residents of Highlands Ranch as well as surrounding communities.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: Highlands Ranch Water provided a letter identifying the conditions under which HRW will provide service, the need for a water service agreement with terms suitable to HRW, and the feasibility for providing service subject to extended service area rates.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: Public facilities and services, including improvements to the intersection with US Highway 85, fire access and fire protection water supplies, water treatment, and OWTS will need to be coordinated at the time of site improvement plan applications.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: Public Works Engineering identified warranted improvements for auxiliary turning movements for the intersection of US Highway 85 and Ron King Trail. The applicant submitted a letter that is included in the staff report acknowledging it will participate in the implementation of any warranted improvements.

IX. STAFF ASSESSMENT

Staff assessed the major amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 9
Applicant's Narrative 10
Comprehensive Master Plan Land Use Reference Map 17
Zoning Map 18
Aerial Map 19
Referral Agency Response Report 20
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Water Commission Member Referral Comments 41
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Traffic Impact Study 74
Highlands Ranch Planned Development - Amendment Map 119
Redlined Highlands Ranch Planned Development, 81st Amendment 120
Highlands Ranch Planned Development, 81st Amendment 142

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application*.

OFFICE USE ONLY
PROJECT TITLE:
PROJECT NUMBER:

PROJECT TYPE: **Planned Development Major Amendment**

MARKETING NAME: **Highlands Ranch: Basecamp at Backcountry**

PRESUBMITTAL REVIEW PROJECT NUMBER: **PS2022-082**

PROJECT SITE:

Address: **5997 Ron King Trail**

State Parcel Number(s): **2229-261-00-007 (Douglas County Account #R0478770)**

Subdivision/Block#/Lot# *(if platted)*:

PROPERTY OWNER(S):

Name(s): **Highlands Ranch Community Association (ATTN: Mr. Mike Bailey, GM)**

Address: **9568 S University Blvd - Highlands Ranch, CO 80126**

Phone: **(303) 471-8802**

Email:

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: **Weylan A. "Woody" Bryant, M LS, PE | Director of Community Improvement Services, HRCA**

Address: **9568 S University Blvd - Highlands Ranch, CO 80126**

Phone: **(303) 471-8802**

Email:

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Applicant Signature — **July 8, 2025** Date

Backcountry Major PD Amendment

DougCo ZR2025-004 | Project Narrative

September 09, 2025 (Rev 1)

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

§1. Executive Summary

The Highlands Ranch Community Association (HRCA) is proposing a Major Planned Development (PD) Amendment to formally establish two new Planning Areas—K and L—within the Backcountry Wilderness Area (BWA). The amendment also removes 65 acres of developable land from Planning Area E to maintain a balanced and responsible development footprint of development within the Highlands Ranch Planned Development (HRPD). The proposed Planning Areas are located within portions of the Open Space Conservation Area (OSCA) that have already been partially improved with low-impact, conservation-aligned facilities such as the Horse Corrals and Base Camp.

Planning Areas K and L meet or exceed all criteria for suitable development identified in the original OSCA Plan, including favorable soils, shallow slopes, and minimal wildlife disruption. These areas are categorized as "marginal" habitat under both the OSCA Plan and Douglas County's Comprehensive Master Plan, making them among the least sensitive zones within the 8,200-acre BWA. Located adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF) and existing infrastructure, these sites allow for logical, clustered use while preserving the remainder of the property for conservation and passive recreation.

This amendment does not expand the overall development footprint of the Highlands Ranch PD; rather, it relocates 65 acres from Planning Area E to more suitable, marginal locations in Planning Areas K and L.

This amendment will enable HRCA to expand its educational and equestrian programming while protecting the broader mission of the Backcountry. All proposed uses are more limited and less intensive than what is allowed in other Planning Areas, and the development approach emphasizes environmental stewardship, public benefit, and operational efficiency.

§2. Introduction

The Backcountry Wilderness Area (BWA) of Highlands Ranch—also referred to as the Open Space Conservation Area (OSCA)—is an 8,200-acre property located in northwest Douglas County. The majority of the property is owned and managed by the Highlands Ranch Community Association (HRCA), with its land use and development standards governed by Section XIII – Nonurban Area of the Highlands Ranch Planned Development (HRPD) Guide.

The OSCA Plan was originally adopted by the HRCA Board of Directors in 1993, with subsequent revisions in 1996 and 2000. It was developed in alignment with the 1988 rezoning of Highlands Ranch by the Douglas County Board of County Commissioners, which formally established OSCA within the HRPD. The OSCA Plan serves as the guiding framework for the long-term use, management, and limited development of the property.

The Nonurban Area is divided into three major subareas:

- Areas outside of OSCA;
- Active and limited-use areas within OSCA, designated as Planning Areas A through J (approximately 1,200 acres);
- Open Space portions of OSCA (approximately 7,000 acres) dedicated to wildlife habitat, passive recreation, and conservation.

The OSCA Plan allows for different intensities of use within these areas, as defined in both the Plan and the HRPD. Within the Planning Areas, certain public and commercial uses—such as schools, fire stations, libraries, and recreation centers—are permitted, with structures up to 50,000 square feet allowed by right, and larger facilities requiring special review.

The Plan was developed following a comprehensive environmental analysis, with land use decisions guided by site conditions such as soils, slope, hazard areas, floodplain limits, and wildlife sensitivity. Areas suitable for development were identified based on the following criteria:

- ☑ Favorable soil conditions.
- ☑ Slopes that are less than 15%.
- ☑ Absence of rockfall hazards.
- ☑ Locations outside of designated floodplains.
- ☑ Locations outside of critical wildlife habitat zones.

Recognizing that conditions would evolve over time, the OSCA Plan was designed to be adaptable. As noted in its Vision Statement: "No plan is forever. Both our natural resources and our society are dynamic and subject to change, and our planning process reflects this. When conditions and problems change enough, new planning with public participation will begin."

Over the past three decades, both Highlands Ranch and the BWA have experienced substantial change. In keeping with the original intent of the OSCA Plan, HRCA is proposing a major amendment to the Highlands Ranch PD. This amendment would:

- ☑ Remove 65 acres of developable land from Planning Area E; and
- ☑ Establish two new Planning Areas, K and L, totaling 65 acres, located within the existing Open Space portion of OSCA (see drawing PDA, "Base Camp PD Amendment Map").

The proposed Planning Areas will allow uses similar to—but more restrictive and less intensive than—those in Planning Areas B, D, E, and F. Planning Area L also lies at the edge of the Historical and Cultural Overlay Zone and will comply with all associated development standards.

This narrative will demonstrate that the proposed locations for Planning Areas K and L are equally or more appropriate for limited development than the land currently allocated in Planning Area E—based on environmental suitability, infrastructure access, proximity to existing communities, and overall impact on wildlife and habitat.

§3. Proposed Uses of Planning Areas K and L

While existing Planning Areas B, D, E, F, and G permit broad, high-intensity uses—including schools, churches, recreation centers, and structures up to 50,000 square feet—the proposed uses for Planning Areas K and L are more limited in both intensity and scope.

Permitted uses will align closely with those currently allowed in the 7,000-acre Open Space portion of the Backcountry, including agricultural use, public and quasi-public facilities, and low-impact recreational amenities such as trails and camps.

Planning Area K – Horse Corrals Site

Proposed uses for Planning Area K are equestrian-focused and include:

- An equestrian center with the following components:

  ☑ Dressage riding area
  ☑ Indoor arena (not to exceed 20,000 square feet)
  ☑ Stables (not intended for year-round "for rent" boarding)
  ☑ Equestrian programming and related educational/recreational opportunities in support of HRCA's conservation, education, and recreation mission.

- Supporting site improvements:

  ☑ Equestrian trails
  ☑ Equine-related programming such as trail rides, riding lessons, and camps.

The total developed site area would not exceed 20 acres. Equestrian programming will remain limited in scale, and all operations will comply with Douglas County vegetation and animal welfare standards.

Planning Area L – Base Camp Site

Proposed uses for Planning Area L support outdoor education and low-impact, community-based programming. These include:

- Buildings (no individual structure to exceed 20,000 square feet) for:

  ☑ Preschool facilities and programming (currently licensed as an Outdoor Nature-Based Preschool), with flexibility to adapt licensing type as needed in the future.
  ☑ Administrative offices in support of land and program management.

- Accessory structures (each under 10,000 square feet), including:

  ☑ Restroom and shower facilities
  ☑ Changing rooms
  ☑ Enclosed storage
  ☑ Dining facilities to serve camps

- Educational and recreational programs, including:

  ☑ Day camps, school programs, and field trips for all age groups
  ☑ Community-based camps and limited overnight camping in support of youth and educational programming:

    - Located in areas with good access and marginal-to-good wildlife habitat
    - Facilities to support overnight camping (max. 10,000 SF per camp)
    - Tent pads, instructional seating areas, and campfire pits

- Community events that support the Backcountry or its 501(c)(3) mission, such as:

  ☑ Outdoor movies, open houses, catered events, and facility rentals
  ☑ Events under 150 participants: no limit
  ☑ Events up to 300 participants: limited to six per year

§4. Suitability of Proposed Planning Areas K and L

Planning Areas K and L meet—or in some cases exceed—the physical suitability criteria applied to existing Planning Areas B, D, E, F, and G. These criteria include favorable soil conditions, slopes under 15% (with K and L averaging less than 8%), absence of rockfall hazards, and minimal impact to wildlife habitat.

Portions of Planning Areas K and L intersect mapped floodplain areas. Any improvements within a regulatory floodplain will comply with Douglas County permitting requirements, with final design developed during the Site Improvement Plan process.

The OSCA Plan categorizes wildlife habitat into four tiers—best, better, good, and marginal. The existing Planning Areas were designated within "better" habitat areas. In contrast, Planning Areas K and L are located within "marginal" habitat—the lowest habitat value on the property. This is further supported by Map 9.1 (Wildlife Resources) of the Douglas County Comprehensive Master Plan, which identifies these locations as "Low" to "Moderate" habitat value.

Given these characteristics, Planning Areas K and L could have reasonably been included in the original OSCA Plan. Their suitability has only increased over time. Two primary factors likely influenced their exclusion at the time: the presence of cattle grazing operation in the 1990s, and the anticipated siting of the Highlands Ranch Law Enforcement Training Facility (HRLETF).

The proposed areas currently include the Horse Corrals and Base Camp. These areas were previously part of a cattle operation that once represented the sole revenue source for the property. As land stewardship became a greater priority, HRCA reduced cattle numbers by approximately 75%, and permanent loading infrastructure was no longer necessary. Alternative grazing and transport methods have proven effective, reducing the operational footprint of the lease.

Additionally, initial concerns regarding proximity to the HRLETF no longer apply. In practice, HRLETF and HRCA have developed a cooperative and mutually beneficial relationship. Existing facilities—including the Horse Corrals, Base Camp, and Archery Range—operate in close proximity to the HRLETF with minimal disruption and limited community concern. Residential development near the HRLETF has also occurred without issue, further demonstrating compatibility with surrounding land uses.

The establishment of active facilities in Planning Areas K and L has concentrated programming in these locations, allowing the vast majority of the Backcountry to remain undisturbed. Since 2016, when the Horse Corrals and Base Camp were added—and later, the Archery Range in 2018—HRCA has consistently observed that these sites are well suited for limited development, particularly from a conservation standpoint. These factors provide clear justification for formally designating Planning Areas K and L through this proposed amendment to the Highlands Ranch Planned Development.

§5. Supporting Factors for Development

The proposed Planning Areas K and L are well-suited for limited development due to their physical characteristics, existing infrastructure, strategic location, and minimal impact on neighboring properties and wildlife.

The amendment formalizes existing facilities and ensures all future uses proceed through Douglas County's established Site Improvement Plan and permitting processes, providing clarity, oversight, and enforceability.

§6. Proximity to Existing Infrastructure and Use

Planning Areas K and L are adjacent to the Highlands Ranch Law Enforcement Training Facility (HRLETF), the most intensively used portion of the Backcountry. Clustering new uses near this already active zone minimizes broader environmental disturbance and supports a conservation-minded development approach.

The HRCA and HRLETF maintain a strong collaborative relationship supported by formal agreements. Shared infrastructure includes:

- Access and Roads: Ron King Trail, a paved private road maintained by HRLETF, connects directly to Highway 85 and provides access to the proposed sites.
- Utilities:
    - Electrical infrastructure exists at both Planning Areas.
    - Planning Area K (Horse Facilities): A permitted well will continue serving the horse facilities, with no significant increase in water demand anticipated.
    - Planning Area L (Base Camp, Educational Programs): HRCA is coordinating potable water service with Highlands Ranch Water (HRW). In accordance with the HRW Standard Specifications (May 2020), domestic demand has been calculated using Table 4-1, which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD). Program headcounts yield:
        - Wild Roots (63 student-equivalents): ADD ≈ 945 gpd; MDD ≈ 1,305 gpd.
        - Camp Day (160 student-equivalents): ADD ≈ 2,400 gpd; MDD ≈ 3,312 gpd.
        - Planning Peak (220 student-equivalents): ADD ≈ 3,300 gpd; MDD ≈ 4,554 gpd.

        For context, these demands equate to approximately 4.7, 12.0, and 16.5 SFE when compared to HRW's residential indoor allocation of 12,000 gallons per bimonthly cycle (~200 gpd). HRW has noted that non-residential indoor budgets are determined by meter size, not SFE; SFE values are provided for scale only.

      Raw Water Delivery: Because the site is served by HRW's raw water system, which operates intermittently with varying flows and pressures, the facility will be supplied by filling the cistern's raw-water compartment on a periodic basis. Based on the maximum day demands noted above, daily deliveries of this magnitude are sufficient. HRCA anticipates a fill rate of 20–30 gpm for 2–4 hours per day during non-peak periods, subject to HRW's operational guidance. Final delivery protocols will be coordinated with HRW staff during the Site Improvement Plan process.

      Fire Protection: Fire flow requirements will be determined in accordance with the ISO Guide for Determination of Required Fire Flow (NFF), as directed in the HRW Standard Specifications. While Table 4-2 provides a general guideline of 4,800 gpm for schools, final fire flow will be established with South Metro Fire Rescue (SMFR) at the Site Improvement Plan stage. For PD Amendment planning purposes, the project will provide a dedicated fire-protection cistern of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting (250 gpm for two hours).

      Cistern Configuration: A single, partitioned cistern will be constructed, consisting of: (1) a fire-reserve compartment (non-potable) of not less than 30,000 gallons with 5″ NST

drafting connection and all-weather access; and (2) a raw-water equalization compartment supplied by HRW. Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for building distribution. Physical separation and interlocks will ensure the domestic system cannot draw down below the required fire reserve. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

  - Wastewater: Both Planning Area K and Planning Area L are anticipated to utilize an independent On-Site Wastewater Treatment System (OWTS/septic), designed in accordance with Douglas County Health Department Regulation 22-01 and state requirements. System design and permitting will be finalized during the Site Improvement Plan process.

  - Regulatory Note: Colorado SB 24-078 provides the licensing path for outdoor nature-based preschool programs, with rules due by Dec 31, 2025; this affects licensing only and does not alter the domestic water-demand basis above.

- Communications and Safety: The HRCA leverages HRLETF infrastructure to support Wi-Fi, security systems, and emergency shelter protocols, enhancing safety and operational efficiency. HRCA also coordinates with South Metro Fire Rescue on emergency access and wildfire mitigation. These measures will be incorporated into final site design to ensure compliance with County fire and evacuation standards.

Minimal Visual and Community Impact. Both Planning Areas are remote and largely screened from view:

- Planning Area L is over 800 feet from Highway 85 and nearly a half mile from the nearest residence.
- Planning Area K is located in a topographic bowl, buffered by terrain and adjacent to HRLETF-owned facilities.

Facility design and operations will comply with Douglas County zoning and lighting standards to minimize potential noise or light impacts on nearby communities.

Ron King Trail, a paved private road maintained by HRLETF, connects directly to Highway 85 and provides access to the proposed sites.

A Traffic Impact Study completed in September 2025 analyzed projected trip generation, intersection performance, and queueing at the Ron King Trail and U.S. Highway 85 intersection. At full buildout, the project is expected to generate approximately 772 daily trips, including 252 AM peak-hour and 54 PM peak-hour trips. The study confirmed that existing turn lane storage is sufficient and that the intersection will continue to operate at acceptable levels of service (LOS C or better overall) through 2027 with project traffic. While some westbound turning movements (left turns from Ron King Trail onto U.S. 85) may experience longer delays by 2045, these conditions are typical of unsignalized intersections along arterial highways. Importantly, no roadway safety deficiencies or improvements are recommended at this time. HRCA will continue to coordinate with Douglas County and CDOT to monitor traffic conditions and evaluate potential future improvements as needed.

The site's central location, with direct access from Highway 85, provides convenient service to surrounding communities, including Roxborough, Sterling Ranch, Sedalia, Louviers, Castle Rock, and Highlands Ranch.

§7. Wildlife and Habitat Considerations

Environmental sensitivity has remained central to the Backcountry's development philosophy. Planning Areas K and L are located in zones classified as "marginal" wildlife habitat per the OSCA Plan and as "Moderate" or "Low" habitat value in Douglas County's Comprehensive Master Plan.

In contrast to many open space properties with extensive trail networks, the HRCA has concentrated public use into limited areas, significantly reducing wildlife disruption. This strategic clustering of facilities—now including K and L—minimizes overall impact by managing intensity and timing of use.

Wildlife corridors, including the nearby U.S. 85 crossing structure, will be respected in site planning. By clustering uses in already active areas, the amendment avoids fragmenting higher-value habitat and preserves broader connectivity.

§8. Summary

The Highlands Ranch Community Association manages the Backcountry Wilderness Area (BWA) through three guiding pillars:

- ☑ Conservation
- ☑ Education
- ☑ Recreation

Each plays an essential role in supporting the long-term protection of the BWA.

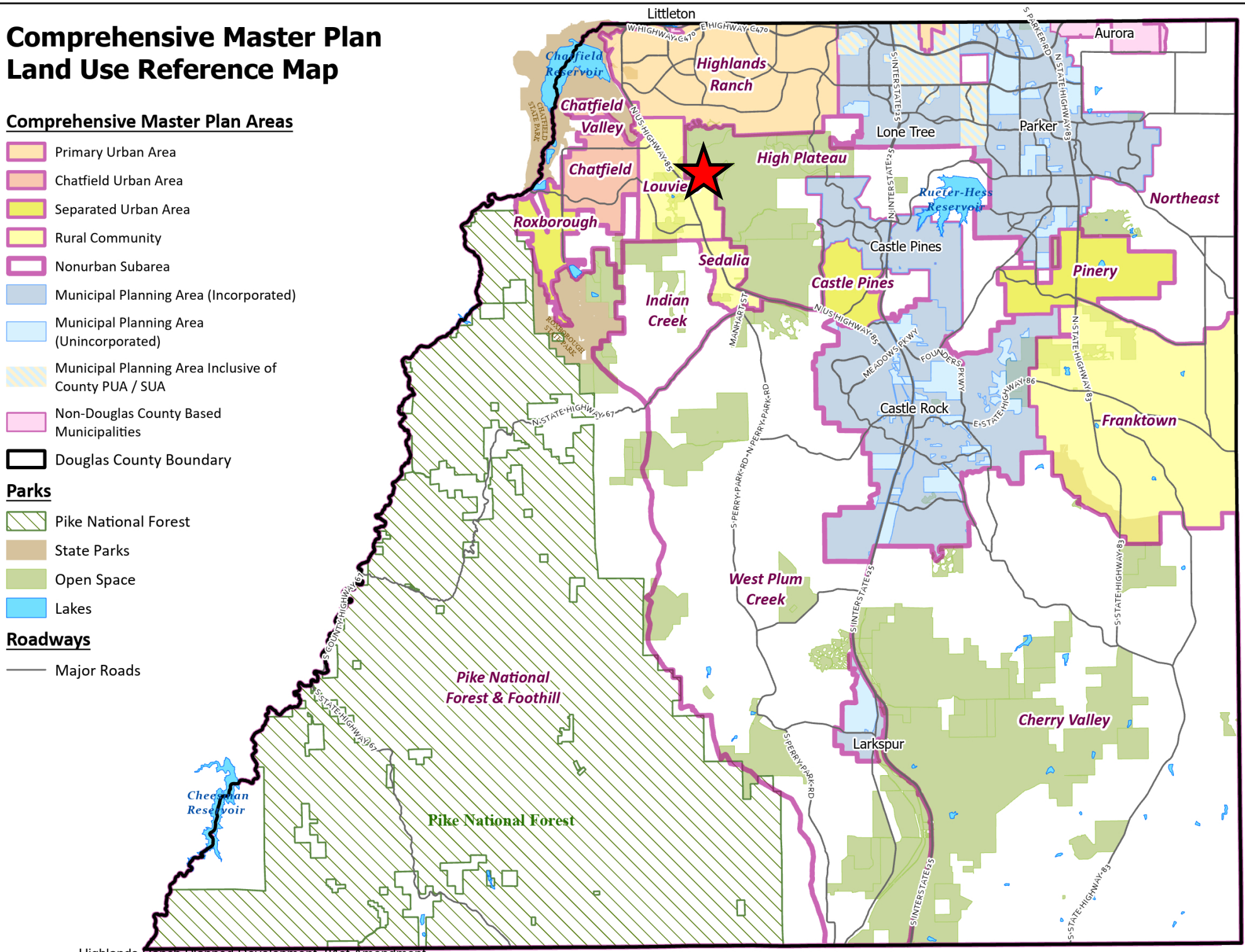
The recreational opportunities offered through trails and horseback riding, along with the educational programs based at Base Camp and the Horse Corrals, foster meaningful connections between the community and the natural environment. These experiences—particularly for youth—help build a lasting commitment to conservation among current and future generations.

By clustering new facilities near existing infrastructure, HRCA ensures convenient access and efficient operations while minimizing impacts on the broader Backcountry. This thoughtful siting preserves the vast majority of the property for conservation while allowing the community to enjoy safe, sustainable programming in appropriate locations.

This proposed amendment is intended to strengthen the educational mission of the BWA and increase the capacity to engage the community in conservation-focused programs.

By investing in thoughtfully planned facilities within suitable areas, HRCA is ensuring that the BWA remains both protected and purpose-driven, benefiting not only Highlands Ranch, but the broader Douglas County region.

Comprehensive Master Plan
Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

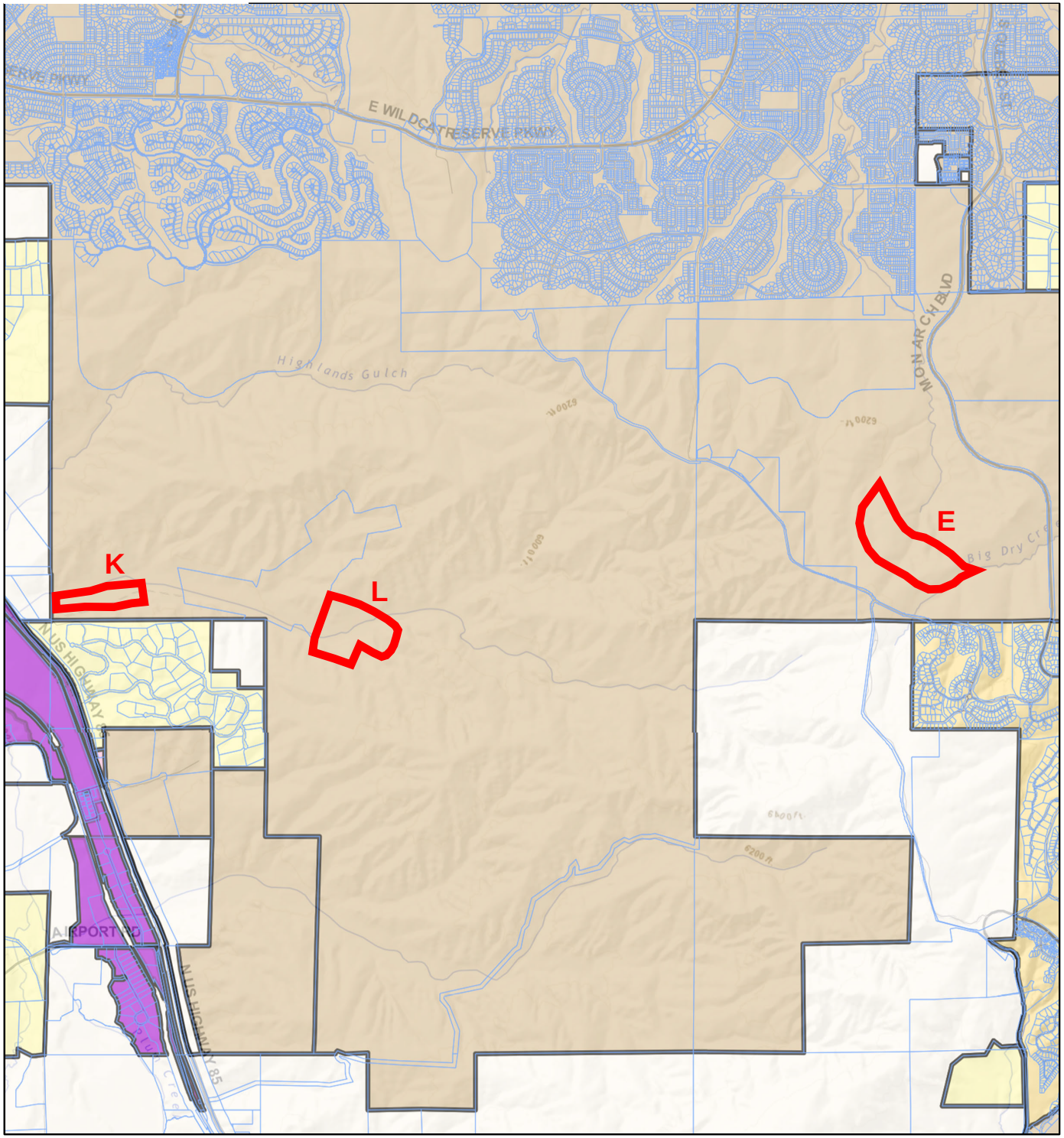
Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

DOUGLAS COUNTY
COLORADO



HIGHLANDS RANCH PD 81ST AMENDMENT

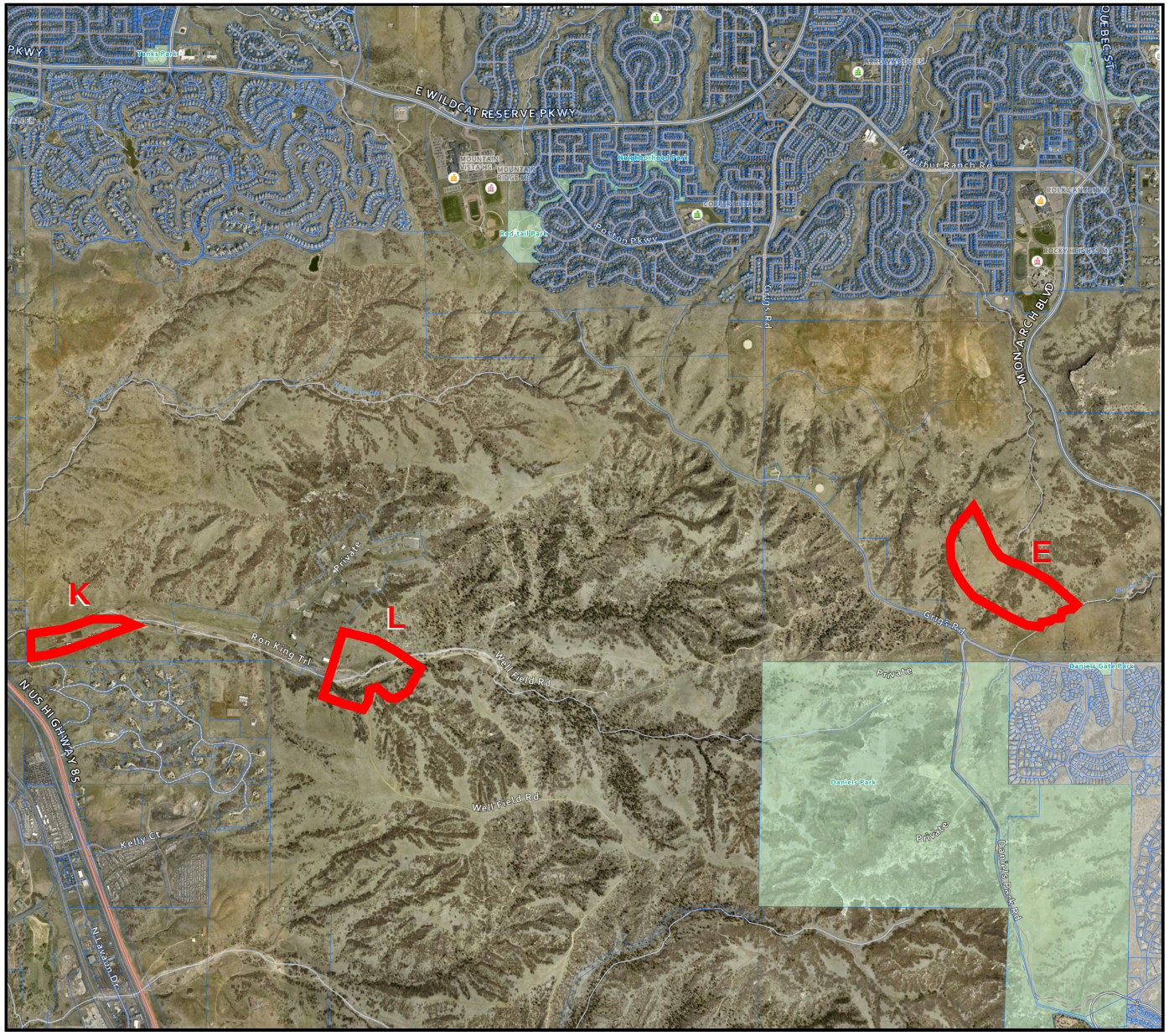
ZR2025-004 ZONING MAP

LEGEND

- PROJECT AREA
- MAJOR ROADS OTHER
- ROADS

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST
- INCORPORATED AREAS



HIGHLANDS RANCH PD 81ST AMENDMENT

ZR2025-004
AERIAL MAP

N

LEGEND

- PROJECT BOUNDARY
- MAJOR ROADS
- OTHER ROADS

Project Name: Highlands Ranch Planned Development, 81st Amendment
Project File #: ZR2025-004
Date Sent: 07/14/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/16/2025	No comment.	No action necessary.
AT&T Long Distance - ROW	07/23/2025	**Summary of response letter:** AT&T reviewed the request and noted no conflict with the application.	No action necessary.
Backcountry Association, Inc		No response received.	
Building Services	07/15/2025	No comment.	No action necessary.
CenturyLink	07/16/2025	**Summary of response letter:** CenturyLink reviewed the request and noted no objection with respect to the application.	No action necessary.
Chatfield East HOA		No response received.	
Cherokee Ridge Estates HOA	08/04/2025	**Summary of response letter:** The HOA noted concerns with the potential long-term consequences of the amendment, including incompatibility with the OSCA Agreement, infrastructure and environmental impacts, and concerns with the process.	The applicant provided a response to the HOA related to its concerns with water, noise and events, and fire risk and emergency egress.
Cherokee Ridge Metropolitan District	07/31/2025	**Summary of response letter:** The Metro District noted concerns with HRCA's zoning violation record, need for an updated traffic study, noise pollution, light pollution, and impact on wildlife.	The applicant provided a response to the Metro District related to its concerns with traffic, noise and light, wildlife, and compliance.
City of Castle Pines		No response received.	
City of Lone Tree	07/21/2025	No comment.	No action necessary.
Colorado Department of Transportation CDOT-Region # 1	07/16/2025	**Summary of response letter:** CDOT reviewed the request and has no comments.	No action necessary.
Colorado Parks and Wildlife		No response received.	
Comcast		No response received.	
CORE Electric Cooperative	07/15/2025	**Verbatim response:** We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.	No action necessary.
Douglas County Health Department	07/31/2025	No comment.	No action necessary.

Project Name: Highlands Ranch Planned Development, 81st Amendment
Project File #: ZR2025-004
Date Sent: 07/14/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	08/04/2025	**Summary of response letter:** Public Works Engineering noted a traffic impact analysis is required and the CDOT access permit is required to be updated.	The applicant has provided a traffic study, as well as a letter acknowledging necessary traffic improvements. Engineering is working with CDOT on updating the access permit.
Highlands Ranch Community Association	07/15/2025	**Verbatim response:** No response required. The Highlands Ranch Community Association ("HRCA") is the applicant.	No action necessary.
Highlands Ranch Metro District	08/01/2025	No comment.	No action necessary.
Highlands Ranch Water and Sanitation District	09/18/2025 08/01/2025	**Summary of response letter:** Highlands Ranch Water reviewed the request and noted the site is not included within the district boundaries and is therefore an extended service area (ESA). Commitment for services is contingent upon approval from the HRW Board of Directors and execution of a water service agreement with terms and conditions suitable to HRW, and that water service would be subject to ESA rates.	The applicant provided updated calculations and demand information to HRW. The applicant will work with HRW to obtain an executed agreement in coordination with a future site improvement plan application.
Mile High Flood District	09/02/2025	**Summary of response letter:** Mile High reviewed the request and has no objections to the project.	No action necessary.
Office of Emergency Management	07/16/2025	No comment.	No action necessary.
Sheriff's Office	07/22/2025	**Verbatim response:** Deputy Jeff Pelle reviewed this request regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind—no comments or concerns were noted at this time.	No action necessary.
Sheriff's Office E911		No response received.	

Project Name: Highlands Ranch Planned Development, 81st Amendment
Project File #: ZR2025-004
Date Sent: 07/14/2025 **Date Due:** 08/04/2025

Agency	Date Received	Agency Response	Response Resolution
South Metro Fire Rescue	08/01/2025	**Summary of response letter:** South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Major Amendment to be Highlands Ranch Planned Development with the comments in the attached letter be adequately resolved with SMFR prior to any Site Improvement Plan or Location and Extent approvals.	The applicant acknowledged SMFR comments and noted all site infrastructure, including fire access and water supply, will be evaluated through the site improvement plan in coordination with SMFR.
Wildfire Mitigation	10/16/2025	**Summary of response letter:** Wildfire assessed the property and indicated wildfire danger is considered moderate based on existing fuel types and topography. Wildfire noted large-scale landscape mitigation is not necessary at this time.	No action necessary.
Xcel Energy-Right of Way & Permits	07/29/2025	**Summary of response letter:** Xcel reviewed the request and noted no apparent conflict with the application.	No action necessary.

Brett Thomas

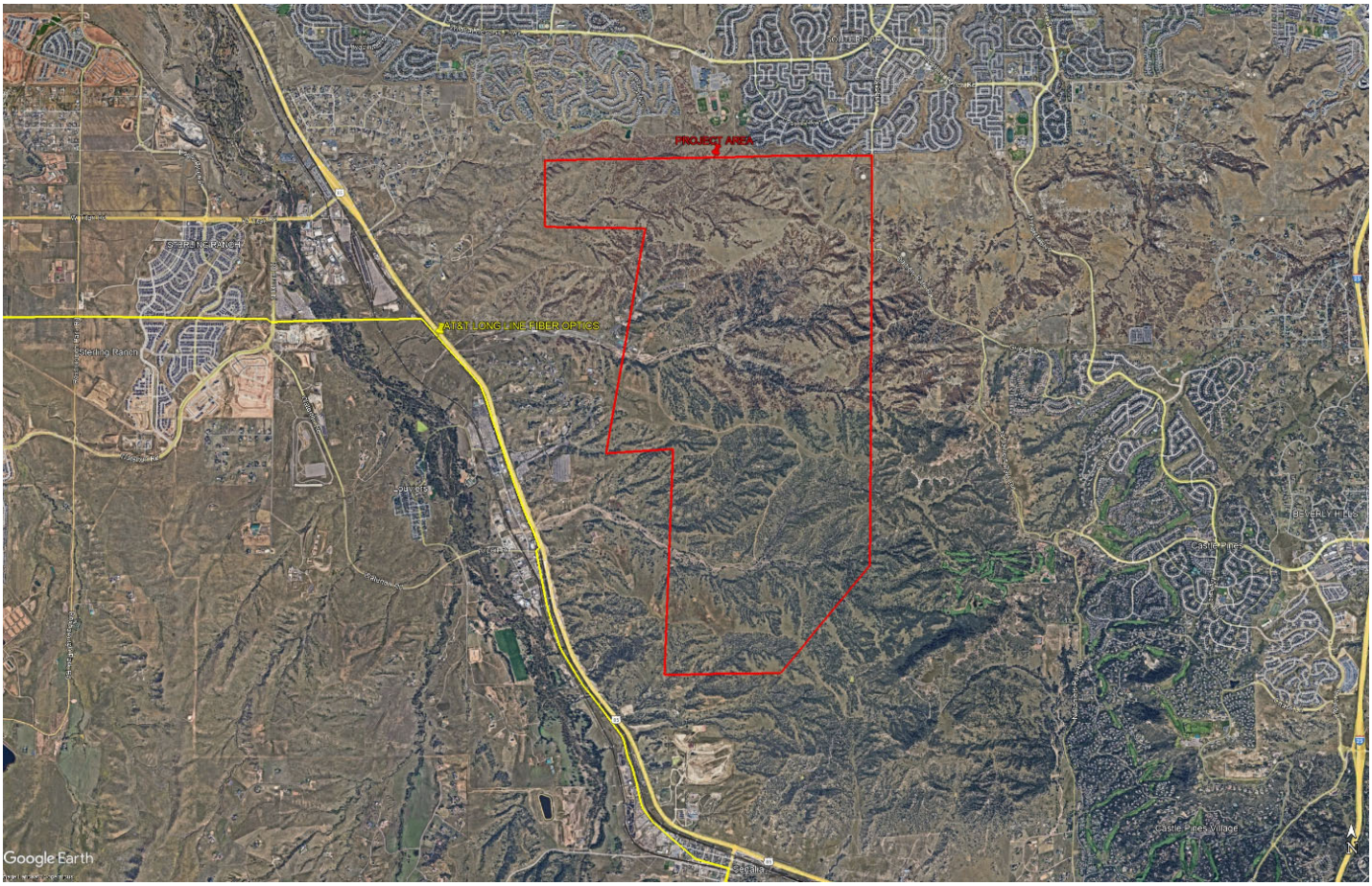
From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, July 23, 2025 3:36 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Douglas County eReferral (ZR2025-004)

Hi Brett,

This is in response to your eReferral with a utility map showing your project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address/map you provided near Highlands Ranch Development, Colorado, there are NO conflicts with the line adjustments.

Please feel free to contact us with any concerns or questions.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com



The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

11/4/25

CenturyLink

Brett Thomas, AICP, Chief Planner
Planning Services
Douglas County
100 Third Street
Castle Rock, CO 80104

SUBJECT: APPROVAL TO PROCEED WITH ENCROACHMENT – P866873

Project Name & Location: ZR2025-004 / 5997 Ron King Trl, Littleton, CO, 80125

To Whom It May Concern:

Qwest Corporation, Inc. d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject encroachment and has determined that it has no objections with respect to the areas proposed for encroachment as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference. It is the intent and understanding of CenturyLink that this Encroachment shall not reduce our rights to any other existing easement or rights we have on this site or in the area.
This encroachment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the areas as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Tom Hoopes at Tom.Hoopes@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

Brett Thomas

From: Anthony Colarusso <colarussoa@gmail.com>
Sent: Monday, August 4, 2025 4:59 PM
To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>
Cc: ReducingRisk@southmetro.org
Subject: Re: Concerns Regarding HRCA's Proposed Building Expansion and Zoning Compliance

Dear Mr. Thomas and Commissioners,

(Please add this to your project file and **South Metro, please note our concerns related to wildfires below.**)

As President of the Cherokee Ridge Estates Homeowners Association, I write on behalf of our community, which borders the proposed Highlands Ranch Planned Development – 81st Amendment (ZR2025-004). We are deeply concerned by the content of this amendment and its potential long-term consequences for the surrounding area.

Despite submitting a formal letter to the Planning Department and Board of Commissioners in February, we have yet to receive any substantive response or see any action taken to address our concerns. Now, with the proposed creation of Planning Areas K and L and the introduction of facilities such as:

- A preschool
- An equestrian center
- Office space
- Outdoor events for up to 300 people
- A potential fifth recreation center

…it is evident that this amendment disregards the intent and purpose of the **Open Space Conservation Area (OSCA) Plan**, established under the 1988 Agreement to protect the area from precisely this type of intensified development.

Our Key Concerns:

1. Incompatibility with the OSCA Agreement

The proposed uses clearly violate the spirit—and likely the letter—of the original OSCA Plan. These lands were designated to preserve natural landscape and ecological balance, not to host high-traffic event spaces or water-intensive facilities. Approving this amendment sets a dangerous precedent that threatens the future integrity of our open spaces.

2. Infrastructure and Environmental Impact

- **Water Use:** In a semi-arid region like ours, expanding water usage for equestrian operations and child care facilities is unsustainable without a detailed water impact study.
- **Traffic and Safety:** These developments will result in significant increases in traffic along Ron King Drive and nearby routes—roadways not designed for high-volume public access.
- **Noise Pollution:** Hosting regular movie nights and fundraisers for up to 300 attendees will undoubtedly degrade the residential character and peace of neighboring communities.
- **Fire Risk and Emergency Egress**

  There is only one road in and out—Ron King Drive—which poses a serious safety concern in the event of a wildfire. Recent fire activity in the area has underscored the urgency of reliable evacuation planning. Introducing large-scale

facilities and public events without a clearly defined and communicated egress plan would jeopardize the safety of both residents and visitors. Has a fire mitigation or evacuation plan been reviewed as part of this proposal?

3. Process Concerns

We are disappointed that no action has yet been taken in response to community concerns raised months ago. There has not been enforcement of the current violations. The speed at which this project is advancing makes public input feel more like a checkbox than a meaningful process. We respectfully urge you not to treat the 21-day referral period as a formality, but rather as a critical opportunity to engage residents and weigh long-term community impact.

We Strongly Request:

1. **Rejection or Postponement** of ZR2025-004 until full environmental, traffic, and water studies are completed and made public.
2. **Strict enforcement of the OSCA Plan**, which was designed to prevent precisely this type of high-intensity development.
3. **A community meeting or public hearing** hosted in a location accessible to the affected neighborhoods—before this moves to final vote.

We believe these requests are both reasonable and necessary to preserve the integrity, safety, and quality of life in our area. We ask that the Planning Commission and Board of County Commissioners take these concerns seriously and act with prudence, transparency, and accountability.

Sincerely,
Anthony Colarusso
President, Cherokee Ridge Estates HOA

Anthony Colarusso
419.699.7284

REFERRAL RESPONSE REQUEST

Date sent: July 14, 2025

Comments due by: August 4, 2025
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	ZR2025-004
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐	No Comment	
☐	Please be advised of the following concerns:	
☒	See letter attached for detail.	
Agency:	CHEROKEE RIDGE ESTATES METRO DISTRICT	**Phone #:** 303-549-7897
Your Name:	JOHN COWAN	**Your Signature:** John R Cowan
	(please print)	**Date:** 7/31/2025

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Brett Thomas, AICP, Chief Planner

July 31, 2025

Brett Thomas
Douglas County Planning Board

Dear Mr. Thomas,

The Cherokee Ridge Estates (CRE) Metropolitan District Board of Directors would like to share our concerns involving project # ZR2025-004 (major amendment to the highlands ranch planned development proposing the addition of planning area K and L within the OSCA), and the expansion of the Back Country recreational facilities by the Highland Ranch Community Association (HRCA). There are several CRE homes within 700 feet of the equestrian area and many more that look down into the valley upon it. Therefore, our communities' concerns include the following issues:

- **HRCA's Compliance Record:** The HRCA has demonstrated a poor record of regulatory compliance with existing requirements for the Back Country equestrian area resulting in several notices of violations letters (e.g., case #CF2022-021). Their slow and at times absent corrective actions have created a trust and credibility deficit with their neighbors and the County. These issues need to be addressed internally within their organization and the County needs to provide enhanced compliance monitoring.
- **Traffic Study:** The impact of the increased vehicle traffic these expansion projects will create at the US 85 and Ron King Trail intersection is concerning. Specifically, the lack of an acceleration lane for right turns from Ron King Trail onto US 85 northbound. An updated traffic study that is acceptable to both CDOT and Douglas County traffic standards is required.
- **Noise Pollution:** We request the HRCA include methods to mitigate noise pollution with respect to any loudspeakers, movie nights, etc.
- **Light Pollution:** With the addition of more facilities such as an expanded parking lot and an indoor horse arena, care needs to be exercised to minimize exterior lighting pollution. Adherence to the Lighting Standards contained in Section 30 of the Douglas County Zoning Resolutions is required.
- **Wildlife:** We have concerns over the potential impact to deer, elk and wild turkey migration corridors and habitat. Please note that the nearby animal crossing path under US 85 leads directly toward the valley floor along Ron King Trail and therefore into the planned expansions to the equestrian area. How are these issues being addressed?

Thank you for your consideration of the concerns we have outlined above.

Respectfully,

John Cowan

Cherokee Ridge Estates Metro District Board President

REFERRAL RESPONSE REQUEST

Date sent: July 14, 2025

Comments due by: **August 4, 2025**
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	ZR2025-004
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☑ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: City of Lone Tree	**Phone #:** 720-509-1275
Your Name: Maureen Welsh	**Your Signature:** Maureen Welsh
(please print)	**Date:** 7/21/2025

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Brett Thomas, AICP, Chief Planner

Brett Thomas

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Wednesday, July 16, 2025 10:31 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Douglas County eReferral (ZR2025-004) Is Ready For Review

Brett,

I have reviewed the referral for the Highlands Ranch Planned Development, 82st Amendment and have no comments.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

COLORADO
Department of Transportation

P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

DV25-304

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

Planning Services

REFERRAL RESPONSE REQUEST

Date sent: July 14, 2025

Comments due by: **August 4, 2025**
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	ZR2025-004
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment

☒ Please be advised of the following concerns:

1. TRAFFIC IMPACT ANALYSIS REQUIRED
2. UPDATED CDOT ACCESS PERMIT REQUIRED

☐ See letter attached for detail.

Agency:	**Phone #:**
Your Name:	**Your Signature:**
(please print)	**Date:**

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Brett Thomas, AICP, Chief Planner

September 18, 2025

Highlands Ranch Community Association
9568 University Blvd.
Highlands Ranch, CO 80126
Attn: Woody Bryant

Re: Backcountry PD Amendment ZR2025-004
Water Supply Request

Dear Mr. Bryant,

The Highlands Ranch Community Association (HRCA) has reached out to Highlands Ranch Water (HRW), regarding the availability of raw water service for their Douglas County PD Amendment, ZR2025-004 (attached). Per the inquiry, it is our understanding that HRCA is requesting raw water be supplied at a maximum-day flow rate of up to 30 gpm for up to 4 hours per day, for a daily maximum volume not to exceed 7,200 gallons.

HRW has reviewed the service request but has not performed a review of the planning/design methodology. HRCA is solely responsible for the accuracy of their proposed demands and compliance with all regulatory requirements for calculating demands. Furthermore, it is our understanding that HRCA would be solely and fully responsible for providing its own onsite treatment of any raw water supplied by HRW, in full compliance with all local, state and federal regulations. Following our review of the request we offer the following:

HRW does not have a potable water system within the general vicinity of the proposed HRCA improvements; however, HRW does have a groundwater system nearby. The groundwater system, when in operation, is suitable to provide non-potable raw water at the requested rate and quantity of up to 30 gpm for up to 4 hours per day. It is important to note that the groundwater system does not operate continuously, and it experiences intermittent periods where water supply will be unavailable. For extended durations when the groundwater system is offline, HRW can provide supplemental water through the existing groundwater system. If supplemental water is provided, understand that there is a reversal in the typical direction of flow within the pipe network and a spike in sediment would be expected, requiring flushing of the water prior to commencing with treatment.

Additionally, the HRCA project site is not included within the Highlands Ranch Metropolitan District or the Highlands Ranch Water District; therefore, the property is considered an Extended Service Area (ESA). As an ESA, a commitment for service would be contingent

upon approval from the HRW Board of Directors, execution of a Water Service Agreement with terms and conditions suitable to HRW, and water service would be subject to ESA rates.

HRW is committed to ongoing discussions regarding the potential service to the HRCA project. Please feel free to reach out directly if you have any further questions or concerns regarding these matters.

Sincerely,

Ryan Edwards
Director of Engineering

August 1, 2025

Douglas County – Planning Services Division
100 Third St
Castle Rock, CO 80104
Attn: Brett Thomas

Re: Highlands Ranch Planned Development, 81st Amendment
ZR2025-004

Dear Mr. Thomas,

Highlands Ranch Water (HRW) thanks you for the opportunity to review the referral for the proposed project. Our staff has reviewed the referral documents and offer the following response to Douglas County and the applicant.

The Highlands Ranch Community Association (HRCA) PD Amendment application indicates that water service to Planning Area L will be provided through an extension of the Highlands Ranch Law Enforcement Training Facility's (HRLETF) existing system in cooperation with Highlands Ranch Water (fka Centennial Water and Sanitation District). HRW would like to clarify its willingness to collaboratively explore alternatives for HRCA to receive water at Planning Area L; however, HRW has not been involved in substantive conversations regarding the concept proposed in the PD Amendment application nor evaluated its feasibility.

The HRLETF currently receives raw water through HRW's existing groundwater system that is then treated by HRLETF through a state approved on-site water treatment facility. The HRW infrastructure that supplies the HRLETF is both intermittent and variable. The availability, flow rate and pressure of the raw water supplied is dependent upon operational conditions of the HRW groundwater system. HRW currently lacks sufficient information to evaluate and provide an assessment of the ability to serve Planning Area L through an extension of the HRLETF.

HRW remains amenable to collaborating with HRCA and HRLETF to explore the possibility of reaching agreement on terms and conditions for extending service to Planning Area L, through the HRLETF, that are satisfactory to all parties and in compliance with jurisdictional requirements, including but not limited to Douglas County, CDPHE, South Metro Fire, etc.

Furthermore, the Project Narrative does not address sanitary sewer facilities, and HRW does not have any sanitary sewer facilities in the vicinity of the proposed projects. The plan to address wastewater should be included in the narrative.

If you have any questions, please feel free to contact me at 303-791-0430.

Sincerely,

Ryan Edwards
Director of Engineering

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211
TEL 303 455 6277 | FAX 303 455 7880

www.mhfd.org

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013649

September 2, 2025

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Highlands Ranch Planned Development 81st Amendment: (ZR-2025-004)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Oxide Draw
- Tributary to Plum Creek

MHFD comments

We have no objections to the referenced project at this time. We appreciate the opportunity to review this application and look forward to reviewing future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds

Laura Hinds, P.E.
Senior Project Manager, Mile High Flood District
lhinds@mhfd.org

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Brett Thomas, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Highlands Ranch Planned Development, 81st Amendment
Project File #:	**ZR2025-004**
S Metro Review #	REFPDP25-00129
Review date:	August 1, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area. The amendment also removes 65 acres of land from Planning Area E. Proposed Planning Areas K and L are located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail, adjacent to the Highlands Ranch Law Enforcement Training Facility.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Major Amendment to be Highlands Ranch Planned Development with the comments below to be adequately resolved with SMFR prior to any Site Improvement Plan or Location and Extent approvals.

COMMENTS:

1. Non-objection to amending the PD does not approve the suitability of these planning areas for the intended structures and uses proposed. Site infrastructure will not currently support any new structures or expanded uses without SMFR approved improvements to site access and fire protection water supplies.

2. The comments below are from the SMFR response to the prior Site Improvement Plan (SIP) record SP2023-135 at this location dated April 13, 2023. No new structures may be constructed or uses expanded in this area without meeting the applicable fire code requirements for site access and fire protection water supplies.

    a. *The proposed 30' diameter Yurts are indicated to be permanent structures as defined within the Building and Fire codes. As such, any new permanent structures will be required to meet the applicable fire access and water supply requirements which are not met in the proposed SIP. As shown on the proposed SIP these structures would not meet the applicable requirements.*

b. *There is no approved secondary access for this facility, the trails and ranch roads are not approved to be considered a means of ingress or egress to the property as they do not comply with Douglas County Road standards or any applicable Fire Code requirements for access to buildings or facilities.*

a. *SIP documents indicate "The quantity of patrons frequenting all three areas… at any one time is limited to 300 participants maximum by the fire department. It is not clear where the 300 limit originated and if that may have been a prior Littleton Fire requirement. If the 300 person limit were applicable it would include the law enforcement facility and any other properties/facilities with access solely from Ron King Trail cumulatively and not just the HRCA area. Further discussion is required on the single access point and the applicable requirements to be on a revised SIP.*

Brett Thomas

From: Dylan Williams <dwilliams@douglas.co.us>
Sent: Thursday, October 16, 2025 1:27 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: RE: Douglas County eReferral (ZR2025-004) Is Ready For Review

Brett,

Yes, I went out and took a look at the parcels from the ground and landscape scale mitigation is unnecessary at this time. Here are the comments:

Following the property assessment, wildfire danger is considered moderate based on existing fuel types and topography. However, due to the absence of nearby structures and the presence of natural features that disrupt fuel continuity, large-scale landscape mitigation is not necessary at this time. Any future structures proposed for this property will be subject to the standard building permit process, which includes a Home Ignition Zone defensible space assessment at the time of permit issuance.

Best,

Dylan

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

July 29, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Brett Thomas

Re: Highlands Ranch Planned Development, 81st Amendment, Case # ZR2025-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for a Major Amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area K (20 acres) and Planning Area L (45 acres) within the Open Space Conservation Area and currently has no apparent conflict with the above-mentioned project. Please be aware PSCo owns and operates existing electric distribution facilities within the project area.

Also, Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan/plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

DOUGLAS COUNTY
COLORADO

Memorandum

Date: July 30, 2025

To: Brett Thomas, AICP, Chief Planner

From: DJ Beckwith, Principal Planner
Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

CC: Terence T. Quinn, AICP, Director of Community Development

Subject: **Water Commission Member Referral Comments**
ZR2025-004 Highlands Ranch Planned Development, 81st Amendment

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The Douglas County Water Commission (Commission) met on July 28, 2025 and provided comment on ZR2025-004 – Highlands Ranch Planned Development, 81st Amendment (Project). There was no consensus comment from the Commission, only individual comments were provided. All other members had no comment. The following is a summary of comments from each Commission member that provided comments on the Project. This Project was pulled from the agenda for discussion by Commission Member Clark Hammelman.

Clark Hammelman: Member Hammelman commented that the Project is a good example of a developer working with an existing water provider for service, allowing the development to be wrapped into long term planning of the water provider.

Brett Thomas

From: Monte Moore <montemmoore@gmail.com>
Sent: Wednesday, July 30, 2025 4:22 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: HR Amendment

Dear Brett Thomas, please see my objection below to the HR proposed expansion which is both ridiculous and dangerous. Moving HR acreage from an inconvenient location to a different inconvenient location makes no sense, as none of the people who actually live in HR live within the impacted area, it's actually littleton and other residents impacted by adding a preschool, rec center or equestrian center to an already high speed high traffic area. You know why Ron King is named that yes? That is the name of the officer killed there years ago by high speed incident. In recent years there have been motorcycle deaths at the entrance to Cherokee Ridge, car accidents and train deaths at the wrecking yard, because of the high rate of speed in this corridor! Now HR wants to put a pre-school next to a gun range/police facility? WTH, this is ridiculous and dangerous. I beg you not to approve this continued expansion which ruins our already crumbling open space, in no time at all there will be none left.

Sincerely
Monte M. Moore
S Santa Fe Corridor resident.

Monte M. Moore
Artist/Designer/Writer
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montemmoore@gmail.com

Brett Thomas

From: Barbara Baker <bakesbakes7@gmail.com>
Sent: Saturday, August 2, 2025 10:44 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Highlands Ranch Planned Development - 81st Amendment

Brett,
What is the plan to access the kids camp, where is the parking? What might the usage be, all year, part and hours of day. Will there be be overnights?
What kind of volume per day of users? I would like to take a closer look at the land being used to determine slope, water issues, electrical access and infrastructure.
What and where specifically will be built on the land.
Thanks, B D POA for the land

Brett Thomas

From: Amy Turell <aturell3063@gmail.com>
Sent: Sunday, August 3, 2025 6:53 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Jeanette Bare <JBare@douglas.co.us>; Aaron Eyl CDOT <aaron.eyl@state.co.us>; Kirk.allen@state.co.us; Chris Martin <CMartin@douglas.co.us>; Jacob Gabel <jgabel@douglas.co.us>; Aaron Miller <aaron.miller@southmetro.org>; Curt Weitkunat <cweitkunat@douglas.co.us>; Michael Cairy <MCairy@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Parks and Trails <parksandtrails@douglas.co.us>; steven.loeffler@state.co.us
Subject: Concerns Regarding HRPD 81st Amendment and HRC Re-Zoning Proposal Project File # ZR2025-004

Dear Mr. Thomas,

I'm writing to express serious concerns regarding the HRPD 81st Amendment and the proposal to allow HRC to re-zone plan activity areas off Ron King Trail. This proposal raises several critical issues:

- **Traffic Impact**: The intersection at Highway 85 and Ron King Trail already poses safety risks due to the lack of a proper northbound acceleration lane. Adding more traffic contradicts the HRDP and would place an undue burden on this area. It is inappropriate for the county to fund road improvements that primarily benefit HRCA's project.
- **Permit Violations**: HRCA continues to exceed its CDOT permit limit of 675 car trips—by more than double, according to their own traffic study. Staggering vehicle arrivals does not reduce the total number of trips and does not address the core issue.
- **Environmental and Safety Concerns**:
    - The proposed location for horse corrals lies within a 100-year floodplain.
    - These planning areas are located in a "high fire danger" area. There have been two large area fires here in the last 2 weeks (one called the "Ron King"), requiring the assistance of multiple firetrucks and helicopters. There have been 3 other substantial fires in the past 5 years. What are the fire safety and exit plans?
    - A designated wildlife crossing exists at this intersection.
    - A herd of 50 to 300 elk frequent this land along with deer, coyote and the endangered "jumping mouse".
    - This area is part of an active migration corridor and serves as a refuge for wildlife. Increased traffic and development would severely disrupt these patterns.
- **Community and Ecological Impact**:
    - Numerous resident letters expressing concern and opposition, including the two attached, still have not been adequately addressed.
    - Referral agency concerns have not been resolved.
    - Light, sound, and dust pollution from the proposed activities would negatively affect neighboring properties and degrade quality of life.
    - Douglas County must uphold its commitment to protecting "Dark Sky" standards.
- **Public Resources and Oversight**:
    - Using taxpayer money to enhance and enable HRC's private project is unacceptable.
    - Events hosting up to 300 people would further strain the area. It is unclear who would be responsible for patrolling and managing these gatherings.

The proposed HRDP 81st Amendment is inconsistent with other existing language in the HRDP, the OSCA Plan, and the conservation easement. I urge the county to reconsider this amendment and prioritize the safety, environmental integrity, and voices of the community.

Sincerely,
Turell

FOSTER GRAHAM MILSTEIN & CALISHER, LLP
ATTORNEYS AT LAW

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360 South Garfield Street
Sixth Floor
Denver, Colorado 80209

April 12, 2023

Attention: Brett Thomas
Sent via email: bthomas@douglas.co.us

Re: Comments in Response to Courtesy Notification dated March 23, 2023

Project Name: 5997 Ron King Trail, 2nd Revision
Project File #: SP2022-135
Project Summary: A Site Improvement Plan ("SIP") Revision to the equestrian, archery, and base camp areas of the Highlands Ranch Community Association's Backcountry Wilderness Area located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail

Foster Graham Milstein & Calisher, LLP represents Amy and Robert Turell who own property near the property subject to the SIP application. This letter is in response to the courtesy notification dated March 23, 2023 that was sent to the Turells. Please include it in the record for the SIP application for consideration by Planning Services in making its administrative determination. For the reasons stated below, the proposed SIP cannot be approved.

SUMMARY

The SIP property is located within the Nonurban Area of the Highlands Ranch Planned Development ("HRPD) in the most protected and restricted area referred to as the Open Space Area Portion of the Open Space Conservation Area ("OSCA") and is subject to the restrictions contained in Section XIII of the HRPD. Section XIII, in conjunction with the 1980 Open Space Agreement and the 1980 Conservation Easement, constitutes the management plan for this area and is intended to satisfy the 1988 Open Space Conservation Agreement requirements. To approve the SIP, it must be consistent with the approval standards in Section 2703 of the Douglas County Zoning Resolution ("Zoning Resolution"), which includes consistency with the HRPD. The proposed equestrian facility and associated activities and base camp area and associated activities proposed in the SIP application are in violation of Section XIII.J of the HRPD, *Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area.*

EQUESTRIAN FACILITY

Section XIII.J of the HRPD governing uses in the OSCA Open Space Area does not include an equestrian facility as a use permitted by right. As a result, such a use is subject to review and approval by the Douglas County Planning Director. It may only be approved by the Director under Section XIII.J.k if the equestrian facility will "serve all or a portion of Highlands Ranch similar to and consistent with the uses by right." An equestrian facility is not similar to or consistent with the uses by right included in Section XIII.J. This is demonstrated as other sections of the HRPD in the Nonurban Area that allow more intensive uses also allow equestrian facilities, such as:

- Section XIII.C.3 - **Nonurban Area Exclusive of the OSCA**
  - Allowed, but only with an approved Use by Special Review ("USR")

- Section XIII.E.1.e.5 - **Active Recreation and Public Facility Area of the OSCA**
  - Allowed as a use permitted by right, but cannot exceed 20 acres
- Section XIII.G.c.2 - **Cultural and Educational Area Portion of the OSCA**
  - Allowed as a use permitted by right, but cannot exceed 20 acres
- Section XIII.M.g - **Active Recreation and Public Facility Area of the OSCA**
  - Allowed, but a site in excess of 20 acres requires a USR

Unlike the Open Space Area of the OSCA, the above-mentioned areas support more demanding uses such as equestrian facilities.

Furthermore, the applicant is proposing an equestrian facility with a maximum number of 40 horses, which exceeds what is permitted in the Zoning Resolution. An equestrian facility is not a defined term in the HRPD and the number of horses permitted in the Nonurban Area is also not specified. According to Section V.C of the HRPD, where the provisions of the HRPD do not clearly address a specific subject, the provisions of the Zoning Resolution, or any other ordinances, resolutions, or regulations of Douglas County apply. Therefore, Section 24, *Animals*, is applicable to the use of the SIP property for an equestrian facility. In the most generous section governing animal restrictions on A-1 property, Section 2409 of the Zoning Resolution only allows:

- On lots 35 acres or greater, 4 boarded horses and 4-12 may be permitted by administrative review
- On lots 80 acres or grater, 12 boarded horses and 13-18 may be permitted by administrative review

* While an unlimited number of horses may be kept on A-1 property if they are owned by the landowner, the applicant does not own all 40 horses. As a result, the horses fall under the definition of "boarded horses" as defined in Section 36 of the Zoning Resolution and are subject to the limits above.

Additionally, vegetation standards in Section 2412 of the Zoning Resolution and animal waste and odor standards must be complied with by the applicant. The odor from the manure and the lack of regular clean-up has been a continuing problem for the neighbors in violation of Section 2413.04 of the Zoning Resolution.

Lastly, the improvements, including but not limited to, 4 sheds, 14 loafing sheds, 14 temporary canopy tents, 9 corrals, trash area, and the parking expansion, must comply with the development standards in Section XIII.O of the HRPD. Building colors should be generally warm and rich in tone and trash and storage areas shall be shielded from view by placement within buildings or by enclosure. The structures shown on the SIP do not meet these requirements.

BASE CAMP

Section XIII.J.e.1 of the HRPD governing uses in the OSCA Open Space Area includes community camps as a use permitted by right, subject to SIP approval. Specifically, it allows camps for all ages for supervised educational experience with limited overnight camping and facilities not to exceed 10,000 square feet per camp. While difficult to identify the exact square footage, the base camp facilities and structures appear to measure well beyond 10,000 square feet, in violation of the HRPD.

The base camp is also proposed to include, but is not limited to, daycare, aftercare, birthday parties, fundraising events, and movies, all of which are in violation of Section XIII.J of the HRPD. None of these

uses in the OSCA Open Space Area are included as a use permitted by right. As a result, such a use is subject to review and approval by the Douglas County Planning Director. It may only be approved by the Director under Section XIII.J.k if the uses will "serve all or a portion of Highlands Ranch similar to and consistent with the uses by right." Daycare, aftercare, birthday parties, fundraising event, and movies are not similar to or consistent with the uses by right included in Section XIII.J.

- Daycare: Daycare center is not defined in the HRPD, and as a result the Zoning Resolution definition applies, which defines it as a commercial facility where care and training is provided for children for periods of less than 24 consecutive hours. The SIP's description meets this definition. The categorization of it as a daycare center is further evidenced by the need for it to be licensed as such by the State of Colorado. Daycare centers are only allowed in the Nonurban Area Exclusive of the Open Space Conservation area as a use permitted by right, subject to SIP approval pursuant to Section XIII.B.2.c. The same analysis applies if the use was to be considered a "preschool" under Section XIII.B.2.b. Attempting to categorize this use as a camp to qualify it as a use by right under the HRPD is inappropriate.
- Birthday parties, movies, and events: While "commercial recreation" is not defined in the HRPD, these uses reasonably fall under this definition. Commercial recreation is allowed in the Nonurban area **Exclusive of the OSCA**, but only with an approved USR. There are no uses similar to or consistent with the uses by right in Section XIII.J, and they are not allowed in the Open Area of the OSCA.

ADDITIONAL ISSUES

I. Conservation Easement

The SIP property is also subject to a conservation easement that encumbers the property dated April 14, 1980 and recorded on June 10, 1980 at Reception No. 253797 in the records of Douglas County and is referred to as the "Restricted Land" in the conservation easement. Section 5.2 of the conservation easement states that the Restricted Land shall at all times be held and kept for predominately agricultural and nonurban purposes, including, but not limited to, ranching, farming, production and sale of crops, raising, breeding, feeding and selling livestock, gardening and horticulture, open space and forests together with structures, buildings, residences, and other improvements related to such agricultural and nonurban purposes. Section 5.3 allows some portions of the Restricted Land to be used to facilitate development in Highlands Ranch, such as roads, utilities, water and sanitation lines, drainage, and signs. The OSCA Plan and the HRPD are intended to implement the restrictions in the conservation easement. In reading them together, there is no doubt that movie nights, licensed daycare/preschool, fundraising events, and a large equestrian facility are not consistent with the conservation easement, the OSCA Plan, or the HRPD. And it is Douglas County's responsibility to uphold and enforce the restrictions contained within the conservation easement.

II. Water Supply

There is not enough information included with the application to determine if there is an adequate water supply through the private wells referred to by the applicant for the plethora of uses proposed on the SIP property, including the allowance of 300 participants and 40 horses. Evidence that the wells may be used for these purposes is required.

III. Traffic Study

There is not enough information included with the application to determine if roadway safety will be negatively impacted by the uses proposed. With 300 potential participants, a traffic impact analysis is warranted.

IV. Sewer

With proposed year-round uses and the large number of participants, temporary porta-potties are inadequate.

CONCLUSION

As stated herein, the equestrian facility, daycare/preschool and aftercare, and commercial recreation are not permitted in the Open Space Area of the OSCA. The Open Space Area of the OSCA is the most restricted and protected of all the areas in the HRPD, pursuant to conservation easement, the OSCA Agreement, and the OSCA Plan. While the uses proposed in the SIP application may be acceptable in other Nonurban Areas, they are not compatible with the uses in the Open Space Area of the OSCA. The intensity of these uses make them subject to USR approval in many instances in the HRPD, which is appropriate because water supply, sanitation, traffic, and other impacts need to be adequately addressed, and a management plan can be adopted and enforced. An SIP application is not an appropriate or sufficient process for this scale of development and use.

The applicant has been cited for its violations by Douglas County, but continues to move forward with its plans to expand its operations in violation of the HRPD and despite numerous resident complaints. A presubmittal review letter dated March 24, 2022 was sent to the applicant by Douglas County Planning and Engineering staff providing clear direction to the applicant regarding acceptable uses and process. It reinforces the positions taken in this letter, and states in part:

PLANNING COMMENTS:

Equestrian Center: *It appears that the corrals and trailhead have been expanded since the 2016 Site Improvement Plan (SP2016-016) was approved. The approved site plan will need to be revised.*

- *The proposed addition of indoor and outdoor arenas and associated structures is interpreted to be an equestrian center.*
- ***An equestrian center is not a permitted use in the Open Space Portion of the OSCA.***
- *Within the HRPD, an equestrian center of 20 acres or less is allowed in the Active Recreation and Public Facility, Cultural and Educational Portions of OSCA (Planning Areas B-G) with a Site Improvement Plan.*

Basecamp: *The proposed basecamp (exclusive of the equestrian center, preschool, and offices) may be considered a "community camp" and allowed in the Open Space Portion of the OSCA, provided it is consistent with the requirements and restrictions for community camps listed in HRPD Section XIII. L.c.*

- *A* ***community camp would be processed as a Use by Special Review (USR)*** *since the associated structures and improvements exceed 10,000 square feet in size. See DCZR Section 21 for the requirements specific to a USR application.*
- *A follow up presubmittal is required to discuss the specific requirements of the USR process for a community camp with structures of more than 10,000 sf.*
- *Preschool:* ***A preschool is not a permitted use in OSCA. Per the HRPD, preschools are explicitly allowed only in the Nonurban Area Exclusive of the OSCA.***

The OSCA Planning Area boundaries may be amended pursuant to HRPD Section XIII.Q.

- *A major amendment will be subject to public hearings before the Planning Commission and the Board of County Commissioners.*
- *Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519, through 1523 for direction related to a Major Amendment.*
- *Please provide documentation that the existing well can serve the existing uses and is permitted to serve those uses.*

ENGINEERING COMMENTS:

The following items are required by Engineering Services:

- *Construction Plans, as outlined in Chapter 3 of the Roadway Design and Construction Standards.*
- *GESC Plan and Report, as outlined in Section 3 of the Grading, Erosion and Sediment Control (GESC) Manual.*
- *Drainage Report, as outlined in Chapter 4 of the Storm Drainage Design and Technical Criteria Manual.*
- *Traffic Impact Analysis, as outlined in Chapter 17, Section B of the Roadway Design and Construction Standards.*
- *Pavement Design Report, as outlined in Chapter 5 of the Roadway Design and Construction Standards.*
- *Stormwater Quality Recommendations, as outlined in Chapter 14 of the Storm Drainage Design and Technical Criteria Manual.*
- *Detention and/or Water Quality on site. Requires submittal to the State for water impoundment structure.*
- *Primary and Secondary Access*
- *Improvements Agreements with future SIP: SIPIA, SIA-Private*
- *Engineering Permits Needed: Construction/ROW; others as needed*

Many of the items requested above are not included in the application materials. Staff's direction in the letter dated March 24, 2022 is accurate and should be followed. To do otherwise violates the HRPD.

Respectfully,

Kristin A. Decker

cc: Amy and Robert Turell

FOSTER GRAHAM MILSTEIN & CALISHER, LLP
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August 29, 2024

Sent via email: bthomas@douglas.co.us

Brett Thomas, Chief Planner
Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Re:	Project Name:	5997 Ron King Trail, 2nd Revision
	Project File Number:	SP2022-135
	Project Summary:	A Site Improvement Plan ("SIP") Revision to the equestrian, archery, and base camp areas of the Highlands Ranch Community Association's Backcountry Wilderness Area located within the Highlands Ranch Planned Development, east of US Highway 85 at 5997 Ron King Trail
	Applicant:	Highlands Ranch Community Association ("HRCA")

Brett,

On behalf of Amy and Robert Turell, Foster Graham Milstein & Calisher, LLP ("FGMC") submits this letter in response to HRCA's letter dated August 1, 2024 in response to FGMC's letter dated April 12, 2023 ("August Response") and in response to the updated information submitted to Douglas County by HRCA. Please include it in the record for the SIP Revision application for consideration by Planning Services in making its administrative determination.

SUMMARY

Despite being sent numerous notices of violation by Douglas County beginning in 2022, HRCA continues to operate the area known as the Open Space Area Portion of the Open Space Conservation Area ("OSCA"), the most protected and restricted area of the OSCA, in clear violation of the current SIP and the Highlands Ranch Planned Development ("HRPD"). The violations were listed as: additional horse pens, additional tents, additional sheds, expansion of the parking area(s), keeping more than 20 horses, bare ground area exceeding 1.5 acres, more than 60 kids participating in camps, and providing activities such as movie nights and private events. The notices of violation required corrective action, including that HRCA seek approval of an SIP Revision and cease movie nights and private events. While movie nights have been discontinued, the private events continue in blatant disregard of the County's notice. Additionally, the proposed SIP Revision application is completely inadequate to bring the SIP property into compliance with the HRPD.

In 2022, the County laid out a path for HRCA to come into compliance with the HRPD in its presubmittal review letter dated March 24, 2022. It was included in my previous letter, and I'm including it again because HRCA continues to ignore the direction in it. Relevant sections are highlighted below:

- Equestrian Center
  - It appears that the corrals and trailhead have been expanded since the 2016 Site Improvement Plan (SP2016-016) was approved. The approved site plan will need to be revised.
  - The proposed addition of indoor and outdoor arenas and associated structures is interpreted to be an equestrian center.
  - An equestrian center is not a permitted use in the *Open Space Portion of the OSCA*.
  - Within the HRPD, an equestrian center of 20 acres or less is allowed in the *Active Recreation and Public Facility, Cultural and Educational Portions of OSCA* (Planning Areas B-G) with a Site Improvement Plan.
- Basecamp
  - The proposed basecamp (exclusive of the equestrian center, preschool, and offices) may be considered a "community camp" and allowed in the *Open Space Portion of the OSCA*, provided it is consistent with the requirements and restrictions for community camps listed in HRPD Section XIII. L.c.
  - A community camp would be processed as a Use by Special Review (USR) since the associated structures and improvements exceed 10,000 square feet in size. See DCZR Section 21 for the requirements specific to a USR application.
  - A follow up presubmittal is required to discuss the specific requirements of the USR process for a community camp with structures of more than 10,000 sf.
- Preschool
  - A preschool is not a permitted use in OSCA.
  - Per the HRPD, preschools are explicitly allowed only in the *Nonurban Area Exclusive of the OSCA*.
- Offices
  - Offices are not permitted in OSCA.
  - Offices are explicitly allowed only in the *Nonurban Area Exclusive of the OSCA*.
  - An office in support of the community camp may be considered incidental and accessory to the camp.
- For ensuring wildlife habitat and passive uses, the HRPD limits activities and uses in OSCA as noted in Section XIII P.b:

  No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Cultural and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.
- The OSCA Planning Area boundaries may be amended pursuant to HRPD Section XIII.Q.
- A major amendment will be subject to public hearings before the Planning Commission and the Board of County Commissioners.
- Please refer to the Douglas County Zoning Resolution (DCZR) Section 15 – Planned Development District, subsections 1519, through 1523 for direction related to a Major Amendment.
- Please provide documentation that the existing well can serve the existing uses and is permitted to serve those uses.

EQUESTRIAN FACILITY / EQUESTRIAN AREA

In its August Response, HRCA states that, "The use of the term "Equestrian Facility" in the previous submittal was incorrect. This area, now correctly referred to as the "Equestrian Area," provides uses [th]at are consistent with Section XIII.J.e.2 of the HRPD." The label change made by HRCA makes no difference, since equestrian center is not a defined term and the proposed equestrian uses remain unchanged from the previous submittal. The "Equestrian Area" which is proposed to allow 40 horses, 40 riders, 4 enclosed sheds, 12 loafing sheds, 14 tents, 9 corrals, 5 arenas, 1 staging area, 2 round pens, a parking expansion and 2 yurts is not consistent with Section XIII.J.e.2 of the HRPD as claimed by HRCA, which permits the limited equestrian uses of riding trails and associated rest stops and picnic areas. The number of horses, riders, structures and other improvements proposed in the Equestrian Area goes well beyond "riding trails" and is incompatible with the Open Space Area Portion of the OSCA and non-compliant with the referenced section of the HRPD, as well as the Zoning Resolution, as discussed in more detail in FGMC's April 2023 letter. This position is consistent with the March 2022 Douglas County letter highlighted above.

HRCA should also be required to distinguish between non-owned horses and owned horses to determine what limits and restrictions apply. In its review comments, Douglas County requested a separate SIP sheet for each area so that the improvements and their location are clearly visible. HRCA declined to do so, which will make it difficult to monitor compliance with the SIP in the future. Douglas County also requested the maximum area of devegetation be included on the SIP, which also has not been adequately addressed. Lastly, Douglas County requested that HRCA remove the tents from the floodplain or obtain a floodplain permit, which HRCA also declined to do. Each of these issues needs to be resolved before the SIP Revision application can be approved.

BASE CAMP

Section XIII.J.e.1 of the HRPD governing uses in the Open Space Area Portion of the OSCA includes community camps as a use permitted by right, subject to SIP approval. Specifically, it allows camps for all ages for supervised educational experience with limited overnight camping. "Facilities allowed include structures up to a **total** of 10,000 sq. ft. per camp for dining, restroom, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements."

The square footage of base camp in the proposed SIP Revision application is 457,380 square feet, over 40 times the permitted size. HRCA states in its August Response that, "The intent of this section was to limit any single structure from being greater than 10,000 square feet, not an aggregate total of the minor structures…" That interpretation is wrong. The plain language of the HRPD cited states otherwise. In accordance with Section XIII.L, a community camp with facilities exceeding a total of 10,000 square feet per camp may be allowed as a use by special review. It is not a use permitted by right.

Section XIII.J.e.1 of the HRPD also only allows community camps for supervised education experience in areas limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan, attached for reference. It appears that HRCA's base camp falls outside these areas and may extend into the better wildlife habitat area where the camp is not permitted.

The base camp is also proposed to include, but is not limited to, daycare, aftercare, birthday parties and fundraising events, all of which are in violation of Section XIII.J of the HRPD. None of these uses in the Open Space Area Portion of the OSCA are included as a use permitted by right nor are they similar to other uses permitted by right. In its August Response, HRCA states that these events "are used to support the various 501(c)(3) non-profits associated with the Backcountry." Following that logic would mean that any event or activity is allowed if it's in support of non-profits associated with the Backcountry. It's the activity that is subject to review – not whether it's raising money for HRCA. The proposed activities are not permitted. HRCA also states that these events have environmental themes stressing environmental education. A review of HRCA's website demonstrates otherwise as shown below.

Big Foot Bash: Celebrate the end of Camp Backcountry Summer Camp at our Bigfoot Bash! Explore Base Camp filled with a dunk tank, rock-climbing bounce house, tie-dye station, face painting, delicious food truck (for purchase), and more. Expect a wild time to wrap up this amazing camp season. All are welcome!

Backcountry Birthday Parties

Let your little explorer spend his/her big day in the Backcountry! You pick the theme and we tailor a party to what your birthday kid loves most! Whether they love bugs, ponies, princess unicorns, or just being outdoors, we'll put on a celebration to remember!

Haunted Forest: The gates of the Backcountry Wilderness Area Haunted Forest crack open and reveal sinister scenes for two nights this month on October 18 and 19. Discover what's lurking behind every tree and bush in this three-quarter-mile creep through the woods. (Recommended for ages 10+).

And Base Camp includes a retail component, in violation of the HRPD.

HRCA claims it also previously used incorrect terminology when it called the education programs "daycare" and "preschool." Once again, the change in the label makes no difference. The use currently described on HRCA's website as Wild Roots education program (formally referred to as a preschool on its website) is the equivalent of day-care center/preschool, defined in the Douglas County Zoning Resolution as a commercial facility where care and training are provided for children or adults for periods of less than 24 consecutive hours. As stated in the March 2022 Douglas County letter above, preschools are not allowed in any areas of the OSCA.

ADDITIONAL ISSUES

I. Water Supply and Sanitation

An adequate water supply compliant with Section 18A of the Zoning Resolution for all the uses shown on the proposed SIP Revision application has not been demonstrated.

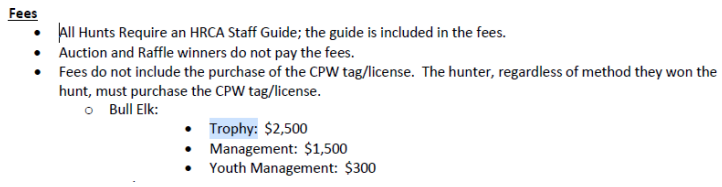
The proposed 18 porta-potty toilets (which are generally used for temporary uses) to serve the permanent year-round uses shown on the proposed SIP Revision application are insufficient. For such a high intensity use, a septic system should be considered. Additionally, it should be demonstrated that the placement and screening of any porta-potty toilets is in fact out of sight from the nearby residents, as HRCA claims. A photo-simulation of the visual impacts should be required pursuant to Section 2705.11 of the Zoning Resolution.

II. Traffic Study

The September 2023 Traffic Impact Study ("TIS") indicated that the 2023 uses on the SIP property negatively impacted the Ron King Trail and Highway 85 intersection and warranted a right turn acceleration lane. An addendum to the TIS was done to attempt to demonstrate that a change in schedules would reduce the right turn volume enough to eliminate the need for the acceleration lane. However, there were numerous omissions and errors in the addendum. For example, it did not include before and after parameters as requested by Douglas County. It also does not appear to factor in the traffic from the Sheriff Training Center. Also, Douglas County requested that HRCA define a process by which it will implement and monitor the change to traffic operations to determine if potential adjustments are necessary, which was not done. If a specific traffic operations plan is not included, future enforcement will be difficult and the traffic levels will likely increase beyond what is permitted. At the very least, a CDOT access permit for a higher daily trip threshold is required. However, until demonstrated otherwise, the 2023 TIS shows a northbound acceleration lane is also warranted.

III. Hunting

According to Section XIII.J.e.4, limited hunting for wildlife management according to Division of Wildlife guidelines is permitted. However, after reviewing HRCA's Backcountry website for other issues related to this letter, it was discovered another zoning violation exists in that HRCA permits elk trophy hunts for a fee. See below. Trophy hunts are not consistent with the HRPD.



Fees

- All Hunts Require an HRCA Staff Guide; the guide is included in the fees.
- Auction and Raffle winners do not pay the fees.
- Fees do not include the purchase of the CPW tag/license. The hunter, regardless of method they won the hunt, must purchase the CPW tag/license.
  - Bull Elk:
    - Trophy: $2,500
    - Management: $1,500
    - Youth Management: $300

CONCLUSION

The Turells and their neighbors did their due diligence prior to purchasing their property and relied on all the agreements (most of which Douglas County is a party) and zoning in place to protect the OSCA. HRCA is being allowed to violate these agreements and the HRPD and expand its unlawful activities. Since it has been over 2 years of non-compliance by HRCA, Douglas County should take steps to stop these activities until HRCA is able to comply with the County's regulations. The proposed SIP Revision application does not meet the approval standards set forth in Section 27 of the Zoning Resolution. Specifically, for all the reasons stated in this letter, the proposed SIP Revision application fails to meet the following sections and is not approvable.

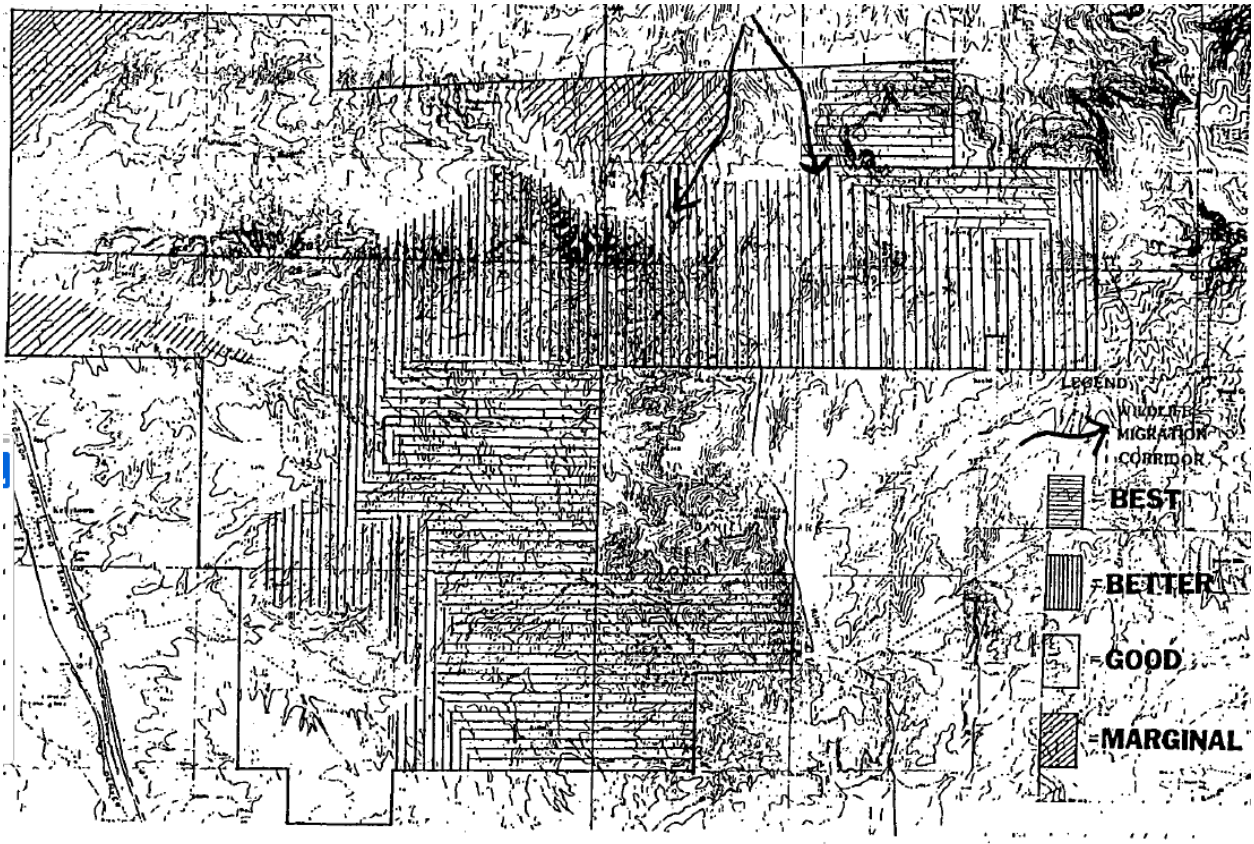
2703.01	It is not consistent with the Zoning Resolution. It is not consistent with the HRPD. It is not consistent with the Roadway Design & Construction Standards Manual. It is not consistent with the Storm Drainage Design and Technical Criteria Manual.
2703.03	All revision to the SIP do not comply with the Zoning Resolution.
2703.04	Use and development of the site do not conform to the approved SIP.
2703.06	A site improvement plan improvements agreement to implement the SIP was not submitted.
2703.07	A sufficient water supply in terms of quantity, quality and dependability in conformance with the applicable standards was not demonstrated.

Respectfully,

Kristin Decker

cc: Amy and Robert Turell

EXHIBIT F TO OSCA PLAN



WILDLIFE HABITAT VALUE AREAS
EXHIBIT F

Brett Thomas

From: sarah bigrockadvisors.com <sarah@bigrockadvisors.com>
Sent: Monday, August 4, 2025 1:27 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Highlands Ranch encroachment into conservation land

Dear Mr. Thomas:

I write in reference to Project File # ZR2025-004, in which Highlands Ranch proposes to amend the Open Space Conservation Plan PD. This amendment is designed to enable the development of significant facilities on land that has been dedicated for conservation dating back to before the development of Highlands Ranch. I oppose this proposal for several reasons, several of which are highlighted below.

First, this area is not suited for the proposed development. Access is via a driveway "Ron King Trail" that is single ingress and egress. It is also the emergency exit access designated for Cherokee Ridge estates. Bringing more people and traffic to this area significantly increases the likelihood of threat to life in the event of a natural disaster such as a fire (there have been at least 5 wildland fires directly in or adjacent to this area in the last five years, two within the last month). Furthermore, it is in a 100 year flood plain, calling into question the wisdom of constructing structures, offices and camps in this area. While 100 years may seem like an unlikely scenario, we have witnessed in recent years 100 (or more) year flood events that have been completely devastating (most recently, Texas).

Second, Highlands Ranch has been disingenuous with its residents and the broader community about its intentions for many years, dating back to the mid-2010's. At that time, HR surveyed its residents as to their desire for this type of development in the planning areas that currently would allow for (at least some of) their present plans. The significant majority responded with a resounding "NO" — they did not want this development anywhere in the conservation area. This was not just a "NIMBY" view, rather, they desired to preserve the area for conservation. HR has been out of compliance with the zoning requirements in the area they now proposed to significantly develop for years. They recently sought and gained county approval to be back in compliance by making a number of representations, including that the development that they now propose was "moot" because they were "not being sought at this time." Almost immediately after the county waived their non-compliance, the current proposal was submitted with even more use and development included than previously proposed. Given this history and that the HR representative has touted constructing a "fifth rec center" in this area, it hardly seems that their plans will be limited to the currently proposed development. The County needs to stand up and protect this dedicated conservation area from continued encroachment.

Third, the number of horses that HR currently keeps in the equestrian center area of 20 acres is too large, and it seems that this number will only increase with this proposal. HR argues that they can keep as many horses as they like given the "8200 acres" of the Backcountry. But they keep the horses on 20 acres, not 8200. Humane treatment of the animals, along with courtesy for abutting properties, dictates that the number be limited. Furthermore, attention should be given to the County's devegetation requirements as set out in the County's Guide to Animals. I suspect the current usage has resulted in devegetation that exceeds these limitations. The new proposal would result in even more devegetation. The following is from the Guide (emphasis added):

> Vegetation Requirements Vegetation requirements apply to all land having permitted livestock. The site, excluding that area which is allowed to be devegetated, must be maintained with vegetative groundcover. Vegetative groundcover includes native or introduced grasses and forbs, but does not include weeds on bare dirt. In areas where exposed shelf-rock or caprock is the natural terrain, this will be considered to be vegetative groundcover. The maximum land area that may be devegetated is as follows: Lot Area Maximum Devegetated Area 2.3 - 4.49 acres 25% of the total site 4.5 - 8.9 acres 1.25 acres or 20%, *whichever is greater 9 - 34.9 acres 2 acres or 15%, whichever is greater* 35+ acres 5.2 acres or 10%, whichever is greater, to a maximum of 10 acres All corrals, outdoor arenas, paddocks, run pens, round pens, unpaved or ungraveled parking areas shall be included when calculating the maximum area devegetated. The area within

the required minimum setback shall be fully maintained with vegetation. A variance from the above vegetation standards may be sought from the Board of Adjustment.

Finally, the County and the developers recognized the value to our community to having space that is protected from development. Significant work, including extensive studies of the topography and wildlife, went into the evaluation of this area before designating the planning areas within the Open Space Conservation Area (see the OSCA Plan). HR suggests in their proposal that this area is "marginal" for wildlife based on the original studies. HR also correctly notes that there has been significant development in the area since those original studies. Given the growth and development in the area, wildlife patterns have likely been altered since those studies. This is a major migration area for the elk and deer population, especially since the creation of the wildlife crossing area near Ron King and Santa Fe completed in recent years (see attached picture of elk just south of Ron King and east of Santa Fe). The County should demand a new wildlife study before considering any amendment of the Open Space Conservation Area PD, and presumably also the Conservation Easement, to ensure that the parties respect the original goal of preserving the wildlife and land in this area.

Respectfully,
Sarah Kilgore
An Abutting Landowner

Brett Thomas

From: Amy Turell <aturell3063@gmail.com>
Sent: Friday, September 5, 2025 7:01 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Anthony Colarusso <Colarussoa@gmail.com>; sarah bigrockadvisors.com <sarah@bigrockadvisors.com>
Subject: Re: BOA Hearing Date

Brett,

The September 30th date does not work for everyone for the appeal. The consensus is to forgo the appeal and attend the upcoming hearing for the HRCA's extensive expansion, amendment.

Make no mistake, the community of Cherokee Ridge Estates opposes your recent approval of HRCA's violations. And furthermore, disagrees with the DOCO Planning Department turning a blind eye for years while HRCA continued to build and operate in violation in the Open Space Conservation land.

Our community has had lawyers review the HRDP and OSCA Plan documents and qualified that HRCA's operations are not in compliance with said documents. Based on the intent and purpose of those plans, it is very clear development was never intended to occur off of Ron King Trail. (Topography, flood zones, and wildlife surveys were just a couple of the considerations when zoning/planning areas were established.)

Additionally, multiple people have written letters with valid logical reasons to support not developing the area in question: the wildlife, fire danger, traffic, water issues, noise and light pollution, and lack of logic placing a preschool next to a firing range. Who will monitor events for 150-300 people?

Please review the commenting letters from residents and referral letters, as well as your own SIP review notes in 2023 and 2025, that have gone unaddressed.

Our HOA president will be out of the country September 30 so he cannot present. We will attend the hearing on the bigger issue of HRCA's plan to rezone. Please let us know when that hearing date has been set.

Regards,

Amy Turell
Sent from my iPhone

Brett Thomas

From: Tricia Stuart <tricia.stuart@sbcglobal.net>
Sent: Saturday, November 22, 2025 6:13 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: ZR2025-004/ HR Planned Development tp 81st Amendment

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello Mr. Thomas,

I left a message and I would like this written opposition to the planned development in Highlands Ranch - ZR2025-004/ HR Planned Development tp 81st Amendment

You are planning things that will destroy our commnity's health and well being and cannot be rebuilt again once you do it.

Tricia Stuart
9888 Spring Hill Drive
Highlands Ranch, CO
303-886-3010

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Friday - October 31, 2025 (Rev 1)

Board of County Commissioners
DOUGLAS COUNTY
100 Third Street
Castle Rock, CO 80104

RE: **HIGHLANDS RANCH PD AMENDMENT 81**

Backcountry Base Camp: Traffic Improvement Warrants

Dear Commissioners:

On behalf of the Highlands Ranch Community Association (HRCA), this letter is provided in support of the above-referenced Planned Development (PD) Amendment. Traffic analyses prepared for the Backcountry Base Camp—specifically the 2023 Traffic Impact Study and updated 2027 projections—identified that certain auxiliary turning movements at the primary access intersections would be warranted under CDOT criteria based solely on modeled peak-hour volumes. However, HRCA also prepared and submitted a Transportation Management Plan (TMP) that outlines our operational approach to managing seasonal traffic associated with camps, equine programming, archery, and community events. The TMP demonstrates that Base Camp traffic is dispersed over broad arrival and departure windows through staggered scheduling, carpooling, and active on-site management.

As part of the prior Site Improvement Plan Revision approval, HRCA agreed to conduct annual weekday turning-movement counts during both the morning and afternoon peak hours of Base Camp's peak operating season. These annual counts will be used to monitor traffic trends, validate assumptions in the TIS and TMP, and ensure continued compliance with CDOT access-permit requirements and County expectations. HRCA will document the results each year and provide updates to County staff as needed to maintain transparency and alignment with the TMP.

Further, HRCA commits to submitting a Traffic Impact Study with each future land-use application and agrees to participate in the implementation of any warranted improvements identified in those studies.

We appreciate the County's continued collaboration and consideration as this amendment advances through review. Please include this correspondence as part of the official record for the Board's deliberation.

Respectfully submitted,

HIGHLANDS RANCH COMMUNITY ASSOCIATION

Mike Bailey
CEO / General Manager

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Tuesday - September 09, 2025

Sent Via: Email to: bthomas@douglas.co.us

Mr. Brett Thomas AICP, Chief Planner
DOUGLAS COUNTY, COMDEV DPT: PLANNING
100 Third Street, Suite 200
Castle Rock, CO 80104-2425

RE: **HRCA Backcountry PD Major Amendment (ZR2025-004)**
6005 Ron King Trail
Highlands Ranch, CO

2nd Submittal & Referral Response

Greetings, Brett:

On behalf of the Highlands Ranch Community Association (HRCA), thank you for coordinating the referral review process for the proposed Backcountry Planned Development (PD) Amendment (ZR2025-004). We appreciate the thoughtful input provided by Douglas County staff, various referral entities, and community members. HRCA has carefully reviewed all comments received and prepared point-by-point responses.

Attached are the following revised documents for your continued review and inclusion in the project record:

- **Project Narrative** dated September 05, 2025 (Rev 1).
- **Traffic Impact Study** dated September 2025 (prepared by SM Rocha)
- **Section XIII – Nonurban Area** of the Highlands Ranch Planned Development Guide, minor revisions.

For ease of reference, the *Project Narrative* and *Section XIII* documents include a "|" annotation on the right side of the page to indicate text or formatting that was revised (as illustrated in this paragraph).

The following is our point-by-point response to the various comments that were offered to date. Where appropriate, the referral comment offered is presented in *blue serif font*.

DougCo Planning Comments (your comments)

Confirm if any other revisions are necessary to Section XIII – Nonurban Area of the Highlands Ranch PD. As an example, Section Q (proposed S) Planning Area Boundaries currently references Planning Areas A-J; should this now include Planning Areas K and L?

Yes. The PD Amendment proposes to add Planning Areas K and L to the Highlands Ranch PD. References within Section XIII that currently cite Planning Areas A–J will be updated to include Planning Areas K and L.

No other revisions to Section XIII are necessary beyond this adjustment.

Provide documentation of Highlands Ranch Water's ability to serve, the amount of water available, and the feasibility of extending services pursuant to Section 1806A.02 of the Zoning Resolution.

HRCA has formally requested that Highlands Ranch Water provide documentation consistent with DCZR §1806A.02. This documentation will confirm their ability and intent to serve Planning Area L, identify available supply, and address the feasibility of extending service. The Project Narrative identifies HRCA's preferred potable water approach for Planning Area L as a dedicated cistern system (including fire storage) with on-site treatment, modeled after the HRLETF facility. Final system design will be developed during the Site Improvement Plan process in coordination with Highlands Ranch Water and Douglas County.

Confirm if any amendments are necessary to the Conservation Easement, Open Space Conservation Agreement, Open Space Conservation Area Plan, or other applicable documents related to the use and preservation of the Open Space Conservation Area.

Relative to the current Amendment being processed, no additional amendments to the referenced documents are necessary. However, as stewards of the Open Space Conservation Area, we are continuously analyzing needs and opportunities, which may result in a stronger and more respectful management strategy for OSCA. As such, we reserve the right to propose amendments to these documents in the future. Should any future updates be required, they would be handled through the applicable review and approval procedures.

DougCo Engineering Comments (Al Peterson)

All Rezonings and/or PD Amendments require a traffic study. That study should be based on whatever the most intensive use would be allowed by the amendment. In the future that study can be refined to be more specific to the proposed use at Site Improvement Plan.

A Traffic Impact Study was completed in September 2025 by SM Rocha, LLC (attached).

Consistent with County requirements, the study was based on the most intensive use allowed by the PD Amendment. As such, the trip generation assumptions are deliberately conservative, reflecting maximum buildout conditions rather than the specific programming envisioned by HRCA.

At this intensity, the project is expected to generate approximately 772 daily trips, including 252 AM peak-hour trips and 54 PM peak-hour trips.

The analysis confirmed that existing turn lane storage is sufficient and that the intersection will continue to operate at acceptable levels of service (LOS C or better overall through 2027 with project traffic). While some westbound turning movements may experience longer delays by 2045, these conditions are typical of unsignalized intersections along arterial highways.

Importantly, the study concluded that no roadway safety deficiencies were identified, nor are any improvements recommended at this time.

A Final, refined TIS will be prepared and submitted with the Site Improvement Plan(s) to reflect actual uses, programming, and site design.

Updated CDOT Access Permit required.

An updated CDOT Access Permit is not warranted at this stage. The current TIS provides a conservative, worst-case assessment that satisfies rezoning/PD Amendment requirements.

A revised Access Permit would be more appropriate at the Site Improvement Plan stage, when refined trip generation data are available. At that time, HRCA will coordinate with Douglas County to ensure compliance with access permitting requirements.

Highlands Ranch Water (HRW) Comments

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

HRCA acknowledges HRW's clarification regarding the PD Amendment application and has prepared a written narrative (submitted separately on HRCA letterhead) in response to HRW's request. That narrative incorporates the Highlands Ranch Water and Sanitary Sewer Standard Specifications (May 2020) as the governing criteria for domestic demand and fire protection planning.

For Planning Area L (Education Programs), HRCA has calculated indoor demand using Table 4-1 (Domestic Demands – Unit Flow), which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD). Based on program headcounts, maximum day demands are approximately 1,305 gpd for Wild Roots (48 students + 15 staff), 3,312 gpd for Camps (140 students + 20 staff), and 4,554 gpd for the Planning Peak (200 students + 20 staff). For scale only, these correspond to approximately 4.7, 12.0, and 16.5 SFE, recognizing that HRW's non-residential indoor budgets are determined by meter size, not SFE.

Because Planning Area L will be served by HRW's raw water system, which operates intermittently with variable flows and pressures, HRCA proposes to meet demand through a partitioned cistern system:

- A fire-reserve compartment (non-potable) of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting (250 gpm × 2 hours), with a 5″ NST drafting connection and all-weather access. Final fire flow will be determined in coordination with South Metro Fire Rescue (SMFR) using the ISO NFF methodology or NFPA 1142, as approved, during the Site Improvement Plan process.

- A raw-water equalization compartment supplied by HRW. Based on the maximum day demands noted above, daily raw-water deliveries of this magnitude are anticipated to be sufficient. At a planning level, HRCA anticipates a fill rate of 20–30 gpm for 2–4 hours per day during non-peak operating periods, subject to HRW's operational guidance. Raw water will be pumped from this compartment through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for building distribution. Fire reserve will be physically protected from domestic drawdown by compartmentalization and interlocks. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

With respect to wastewater, both Planning Area K and Planning Area L are anticipated to utilize independent On-Site Wastewater Treatment Systems (OWTS/septic), designed in accordance with Douglas County Health Department Regulation 22-01 and state requirements. Final design

and permitting of both water and wastewater facilities will occur at the Site Improvement Plan stage, in full coordination with Douglas County, HRW, SMFR, and other applicable agencies.

South Metro Fire Rescue (SMFR) Comments (Aaron Miller, Fire Marshal's Office)

Non-objection to amending the PD does not approve the suitability of these planning areas for the intended structures and uses proposed. Site infrastructure will not currently support any new structures or expanded uses without SMFR approved improvements to site access and fire protection water supplies.

Acknowledged. HRCA understands that PD Amendment approval does not, in itself, constitute approval of site suitability for specific facilities. All site infrastructure, including fire access and protection water supply, will be evaluated in detail through the Site Improvement Plan process in coordination with SMFR.

Comments from prior SIP (SP2023-135) remain applicable. No new structures may be constructed or uses expanded without meeting fire code requirements for access and fire protection water supplies.

HRCA acknowledges these requirements. All future development in Planning Areas K and L will comply with applicable provisions of the Douglas County Fire Code, International Fire Code, and International Building Code, as adopted by Douglas County, with final review and approval occurring through the Site Improvement Plan process.

Permanent structures (e.g., yurts) must meet applicable fire access and water supply requirements, which were not met in the prior SIP.

HRCA acknowledges this requirement. Any permanent structures proposed in future SIPs will be designed to meet all applicable fire access and water supply standards, subject to SMFR review and approval.

No approved secondary access currently exists; trails and ranch roads do not qualify as ingress/egress under County or Fire Code standards.

HRCA acknowledges this requirement. Secondary access will be evaluated and addressed during the SIP process, with design coordinated between HRCA, Douglas County, and SMFR to ensure compliance with applicable standards.

Uncertainty regarding the "300 participant maximum" cited in prior SIP materials; further discussion is required given the single access point and cumulative facilities using Ron King Trail.

HRCA acknowledges that participant capacity and access limitations require further coordination. Event and facility capacities will be reviewed as part of the SIP process in consultation with SMFR to ensure compliance with applicable codes and safe operations, considering all facilities served by Ron King Trail.

This item was also addressed during the recent Site Improvement Plan Revision, which included a Transportation Management Plan.

AT&T (via Clearwater Consulting Group)

AT&T reviewed the project area and confirmed that there are no conflicts with their buried long-line fiber optic facilities.

No response or further action is necessary.

Colorado Department of Transportation (CDOT)

CDOT reviewed the referral and stated that they have no comments on the PD Amendment.

No response or further action is necessary.

CenturyLink / Lumen

CenturyLink (Lumen) acknowledged receipt of the referral and assigned project number P866873 for tracking. They indicated that requests will be addressed in the order received and provided contact information for their project manager.

No technical comments were provided. No response is required at this time.

City of Lone Tree

The City of Lone Tree submitted the referral form without providing substantive comments.

No response or further action is necessary.

Public Service Company of Colorado (Xcel Energy)

Xcel Energy (PSCo) reported no apparent conflict with the proposed PD Amendment. They noted existing electric distribution and transmission facilities in the project area and reminded that any activity affecting their right-of-way will require PSCo approval and potentially a License Agreement. They also outlined the standard process for new or modified electric service requests.

These requirements will be addressed as part of future Site Improvement Plan reviews.

No further response is necessary at the PD Amendment stage.

Cherokee Ridge Estates HOA

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, both of which are adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This clustering approach minimizes disturbance across the broader 8,200-acre Backcountry.

Water Use:

Planning Area K will continue to utilize its existing permitted well for equestrian purposes, with no significant increase in demand anticipated.

For Planning Area L (Base Camp, Education Programs), HRCA is coordinating with Highlands Ranch Water (HRW) and applied the HRW Standard Specifications (May 2020, Table 4-1) to determine domestic demand. Based on program headcounts, the projected maximum day demands are approximately 1,305 gpd (Wild Roots program), 3,312 gpd (Camp programs), and 4,554 gpd (Planning Peak). These demands will be met through a partitioned cistern system, consisting of a ≥30,000-gallon fire-reserve compartment (consistent with Douglas County Exhibit C – 250 gpm for 2 hours) and a raw-water equalization compartment supplied by HRW. Raw water will be delivered on an intermittent basis, with anticipated fill rates of 20–30 gpm for approximately 2–4 hours per day, subject to HRW's operational guidance.

Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank for distribution to the building. The fire reserve will be physically protected from domestic drawdown through compartmentalization and interlocks. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

Final design details, including meter sizing, fire flow confirmation, cistern construction drawings, and raw-water operating protocols, will be developed during the Site Improvement Plan stage in coordination with HRW, South Metro Fire Rescue, and Douglas County.Traffic and Safety: The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage to handle projected volumes. No roadway safety deficiencies or improvements are currently recommended.

Noise and Events: Community events with attendance of over 150 participants are capped at six per year; events under 150 are not limited. Facilities are limited to a modest scale compared to what is permitted in other Planning Areas. These limits are designed to balance community benefit with preservation of the Backcountry's character.

Fire Risk and Emergency Egress: HRCA coordinates with South Metro Fire Rescue on emergency access and wildfire mitigation. These measures will be refined through the Site Improvement Plan process to ensure compliance with County fire and evacuation standards.

The PD Amendment does not expand overall Backcountry development capacity but rather relocates it to the least sensitive, already active areas. This approach maintains the integrity of the OSCA Plan while allowing modest, community-serving uses in appropriate locations.

Cherokee Ridge Estates Metropolitan District

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This approach allows modest programming growth while protecting the remainder of the 8,200-acre Backcountry.

Compliance: HRCA acknowledges the importance of maintaining a strong compliance record. The purpose of this PD Amendment is to bring existing facilities into alignment with the Highlands Ranch PD and OSCA Plan, ensuring that future operations are fully reviewed, permitted, and monitored under Douglas County standards.

Traffic: The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage to accommodate projected volumes. While some long-term delays may occur with unsignalized intersections, no roadway safety deficiencies or improvements are currently recommended. HRCA will continue to coordinate with Douglas County and CDOT on traffic operations.

Noise and Light: All facilities and events will comply with Douglas County's zoning and lighting standards. Community events are limited in frequency and size, and noise and light impacts will be minimized through site design and operational restrictions.

Wildlife: Planning Areas K and L were identified as marginal habitat in the OSCA Plan and as Low to Moderate value habitat in the Douglas County Comprehensive Master Plan. Concentrating limited uses in these areas helps protect more sensitive wildlife corridors elsewhere in the Backcountry.

The PD Amendment is designed to formalize existing active use areas, limit their scale compared to other Planning Areas, and strengthen long-term conservation of the broader Backcountry.

Response to Comment – Monte Moore

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The PD Amendment removes 65 acres from Planning Area E and relocates them to proposed Planning Areas K and L, adjacent to existing active uses. These sites were identified in the OSCA Plan as marginal habitat and are among the least environmentally sensitive.

Traffic safety was studied in detail through the September 2025 Traffic Impact Study. That analysis confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While westbound turning movements may experience some delay in the long-term, this is typical of unsignalized intersections on arterial roadways. Importantly, no safety deficiencies or roadway improvements are currently recommended.

It is also important to note that Base Camp and the Horse Corrals have already operated adjacent to the Law Enforcement Training Facility (LEFT) for nearly a decade, along with residential neighborhoods nearby. These uses have coexisted with LETF with minimal disruption and no documented safety conflicts. The PD Amendment formalizes and modestly expands programming in these established locations, rather than introducing new conflicts.

Response to Comment – Barbara Baker

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Planning Area L (Base Camp site) would support outdoor education and low-impact, community-based programming. Facilities could include small buildings (no structure to exceed 20,000 square feet) for an outdoor education preschool, administrative offices, and supporting amenities such as restrooms, changing rooms, enclosed storage, and dining space. Overnight camping may be permitted in limited numbers, with camps capped at 10,000 square feet each, and events up to 300 participants are limited to six per year; events under 150 have no annual limit.

Parking and access are provided via Ron King Trail, a private road directly connected to U.S. Highway 85. The September 2025 Traffic Impact Study confirmed that the access and turn lane storage are sufficient to accommodate projected traffic volumes without requiring roadway improvements.

Programming is expected to occur primarily during daytime hours with seasonal and school-year variations, while overnight programs would be occasional and modest in scale. These facilities are clustered near existing active uses and infrastructure to minimize new disturbance.

Response to Comment – Sarah Kilgore

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Major PD Amendment relocates 65 acres of development potential from Planning Area E to proposed Planning Areas K and L, both of which are adjacent to existing active uses and identified in the OSCA Plan as marginal habitat. This approach clusters limited development near established facilities while preserving the remainder of the 8,200-acre Backcountry in open space.

The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While Ron King Trail also serves as an emergency access point for Cherokee Ridge, South Metro Fire Rescue coordinates with HRCA and will review emergency access and wildfire mitigation during site design. Emergency coordination measures will be incorporated into final site design.

Portions of Planning Areas K and L intersect mapped floodplain areas. Any improvements in these areas will comply with Douglas County floodplain requirements, including permits and mitigation as applicable. Final site design during the SIP process will ensure compliance with drainage and fire safety standards.

Equestrian programming in Planning Area K will be limited in scale, with a maximum developed footprint of 20 acres. All uses must comply with Douglas County's vegetation and animal welfare standards, and HRCA remains committed to ensuring sustainable management practices.

Regarding wildlife, Planning Areas K and L were designated as "marginal" habitat in the OSCA Plan and as "Low" to "Moderate" value habitat in the Douglas County Comprehensive Master Plan. Concentrating uses in these marginal areas reduces the need to disturb more sensitive habitat elsewhere in the Backcountry.

Response to Comment – Amy Turell

***NOTE**: Not all referral text is reproduced verbatim; responses address each substantive issue raised.*

The proposed Major PD Amendment removes 65 acres from Planning Area E and establishes Planning Areas K and L in locations identified in the OSCA Plan as marginal wildlife habitat—the lowest habitat value classification. Both sites are adjacent to existing active uses and have been operating with equestrian and educational programming for several years.

The September 2025 Traffic Impact Study confirmed that Ron King Trail and its intersection with U.S. Highway 85 will continue to operate at acceptable levels of service, with adequate turn lane storage. While some delays may occur in the long-term at unsignalized intersections, no roadway safety deficiencies or improvements are recommended at this time.

Portions of Planning Areas K and L do intersect mapped floodplain areas. Any improvements located within a regulatory floodplain will comply with Douglas County requirements, including permits and mitigation as applicable. Final site design during the SIP process will ensure compliance with all floodplain and drainage standards .

HRCA coordinates closely with South Metro Fire Rescue and Douglas County on emergency access and wildfire mitigation measures, and these protocols are incorporated into site planning.

With respect to wildlife, Planning Areas K and L are located in zones identified as "marginal" habitat in the OSCA Plan and "Low" to "Moderate" habitat in the Douglas County Comprehensive Master Plan. Concentrating programming at these locations minimizes broader disturbance to the 8,200-acre Backcountry.

We trust that these responses and supporting revisions fully address the referral comments received to date. HRCA remains committed to working closely with Douglas County staff, Highlands Ranch Water, South Metro Fire Rescue, and other reviewing agencies as the project advances. Final design details will be developed and coordinated during the Site Improvement Plan stage to ensure full compliance with all applicable County and State requirements. We appreciate your continued guidance and support and look forward to your further review.

Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

HIGHLANDS RANCH COMMUNITY ASSOCIATION
Community Improvement Services

Weylan A. "Woody" Bryant, M LS, PE
Director: Community Improvement Services
303.471.8802 (direct) | 303.471.8821 (general office) | 303.549.0053 (cell)
Woody.Bryant@hrcaonline.org (email) | commercialreview@hrcaonline.org (alternate email)

Attachments: As noted, if applicable.

Cc: Mr. Mark Giebel, HRCA via: mark.giebel@hrcaonline.org
Mr. Mike Bailey, HRCA via: mike.bailey@hrcaonline.org
Mr. Jeff Kappes, HRCA (Consultant) via: jeff.kappes22@outlook.com

HELP CONSERVE OUR NATURAL RESOURCES!

HIGHLANDS RANCH
COMMUNITY ASSOCIATION

Friday - September 05, 2025

Sent Via: Email to: jklassen@hrwater.org

Mr. Jon Klassen, Project Manager
HIGHLANDS RANCH WATER
62 Plaza Drive
Highlands Ranch CO 80129

RE: **BACKCOUNTRY PD AMENDMENT (ZR2025-004)**
6005 Ron King Trail
Highlands Ranch, CO

Backcountry Education Programs: Domestic Water Demand and Fire Protection Cistern Basis

Greetings, Mr. Klassen:

In response to your request for a written narrative, the Highlands Ranch Community Association (HRCA) has evaluated the anticipated water demand and storage requirements for the proposed Backcountry education programs. This evaluation has been prepared using the Highlands Ranch Water and Sanitary Sewer Standard Specifications (May 2020) as the governing criteria.

The education programs are expected to accommodate approximately forty-eight students and fifteen staff members on a typical day (Wild Roots), one hundred forty campers and twenty staff on a camp day, and up to two hundred students with twenty staff during a planning peak. Applying Table 4-1 of the Standard Specifications, which prescribes 15 gallons per student per day with a peaking factor of 1.38 (MDD/ADD), yields the following results:

- Wild Roots (63 "student-equivalents"): Average Daily Demand (ADD) ≈ 945 gpd; Maximum Day Demand (MDD) ≈ 1,305 gpd.
- Camp Day (160 "student-equivalents"): ADD ≈ 2,400 gpd; MDD ≈ 3,312 gpd.
- Planning Peak (220 "student-equivalents"): ADD ≈ 3,300 gpd; MDD ≈ 4,554 gpd.

For scale only, these values correspond to approximately 4.7, 12.0, and 16.5 Single-Family Equivalents (SFE) when compared to HRW's residential indoor allocation of 12,000 gallons per bimonthly cycle (~200 gpd). We understand that non-residential indoor budgets are determined by meter size rather than SFE; these figures are provided solely as an equivalency reference.

With the above demand established, HRCA anticipates supplying the facility by filling the raw-water equalization compartment of the cistern on an intermittent basis. Based on the maximum day demands noted above, daily raw-water deliveries of this magnitude would be sufficient. At a planning level, HRCA anticipates a fill rate in the range of 20–30 gallons per minute for 2–4 hours per day during non-peak operating periods. We respectfully request HRW's input on preferred delivery frequency, rate, and timing, recognizing that the raw-water system experiences varying flows and pressures. Final operating protocols will be coordinated with HRW staff and incorporated into the Site Improvement Plan design.

Fire flow requirements will be determined in accordance with the ISO Guide for

Determination of Required Fire Flow (NFF), as directed in Section 4.01 of the Standard Specifications. Table 4-2 provides a general guideline of 4,800 gpm for schools, but final values will be established through coordination with South Metro Fire Rescue (SMFR) at the Site Improvement Plan stage. For PD Amendment planning purposes, HRCA proposes to provide a dedicated fire-protection cistern of not less than 30,000 gallons, consistent with Douglas County Exhibit C – Standard for Water Supplies for Rural Fire Fighting, which specifies a minimum of 250 gpm for two hours.

The proposed configuration is a single, partitioned cistern consisting of:

1. A fire-reserve compartment (non-potable) of not less than 30,000 gallons with a 5″ NST drafting connection and all-weather access, and
2. A raw-water equalization compartment supplied by Highlands Ranch Water. Raw water will be pumped through an on-site treatment system (including chlorine contact) to an indoor finished-water pressure tank, then distributed to the building. Physical separation and interlocks will ensure that the domestic system cannot draw down below the required fire reserve. Potable components will be designed in accordance with CDPHE Policy DW-005 and Regulation 11, with appropriate backflow and cross-connection control.

We respectfully request Highlands Ranch Water's confirmation that the proposed methodology is acceptable for planning purposes and that the District is able and willing to serve under these assumptions. Final design details, including meter sizing, fire flow confirmation, and cistern construction drawings, will be provided during the Site Improvement Plan review.

We appreciate your continued coordination and support for this project. Feel free to call or email me with questions, or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

HIGHLANDS RANCH COMMUNITY ASSOCIATION
Community Improvement Services

Weylan A. "Woody" Bryant, M LS, PE
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Attachments: As noted, if applicable.

Cc: Mr. Mark Giebel, HRCA via: Mark.Giebel@hrcaonline.org
Mr. Ryan Edwards, HRW via: redwards@highlandsranch.org

HELP CONSERVE OUR NATURAL RESOURCES!

TRAFFIC IMPACT STUDY

For

HRCA Backcountry Major Planned Development Amendment
Douglas County, Colorado

September 2025

Prepared for:

Highlands Ranch Community Association
9658 University Boulevard
Highlands Ranch, Colorado 80126

Prepared by:

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25-082478

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APPENDIX C CAPACITY WORKSHEETS

I. Introduction

Project Overview

This traffic impact study is provided as a planning document and addresses the capacity, geometric, and control requirements associated with the development entitled HRCA Backcountry Major Planned Development Amendment.

This proposed development will establish two new planning areas within the Backcountry Wilderness area to allow for equestrian related programs and an outdoor education program. The development is located east of Santa Fe Drive (U.S. Highway 85) along Ron King Trail in Douglas County, Colorado.

Study Area Boundaries

The study area to be examined in this analysis encompasses the intersection of Santa Fe Drive and Ron King Trail.

Figure 1 illustrates location of the site and study intersection.

Site Description

Land for the development is currently occupied by the existing Backcountry Outdoor Center and Wilderness Area as well as the existing Highlands Ranch Law Enforcement Training Facility. The area is surrounded by industrial, institutional, and residential land uses.

The proposed development will remove approximately 65 acres of developable land from Planning Area E and establish two new planning areas, Planning Area K and Planning Area L, within the Backcountry Wilderness area.

Planning Area K is an approximate 20-acre site focusing on equestrian related programming. Planning Area K is planned to provide a dressage riding area, an indoor arena, stables, and equestrian trails. Planning Area L is an approximate 45-acre that will support an outdoor education program, which would operate as a preschool, as well as provide low-impact, community-based programming. Planning Area L is planned to provide several ancillary building such as an administrative building with space to shelter students in cases of inclement weather, restroom and shower facilities, changing rooms, enclosed storage, and dining facilities.

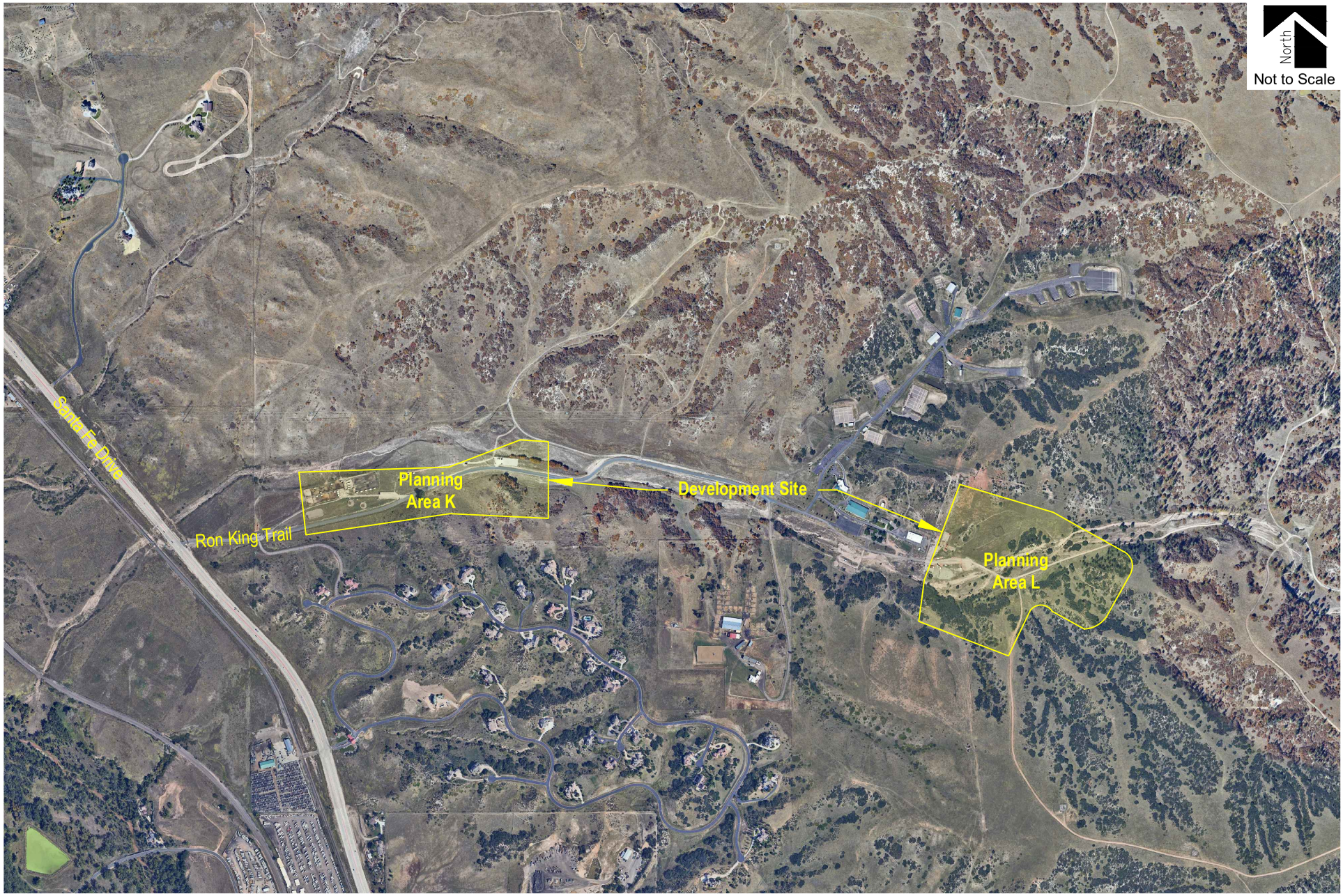
The proposed development is conceptual, and no specific densities have been determined. In coordination with the developer, and per County direction, this analysis is to be based on the most intensive use. Therefore, for purposes of this analysis, it was assumed that a maximum of 340 students would attend the outdoor education program.

Existing access to the development is shared and provided via one full-movement access onto Santa Fe Drive via Ron King Trail.

For purposes of this study, it is anticipated that development construction would be completed by end of Year 2027.

General site and access locations are shown on Figure 1.

A planned development amendment map, as prepared by HRCA, is shown in Figure 2. This plan is provided for illustrative purposes only.

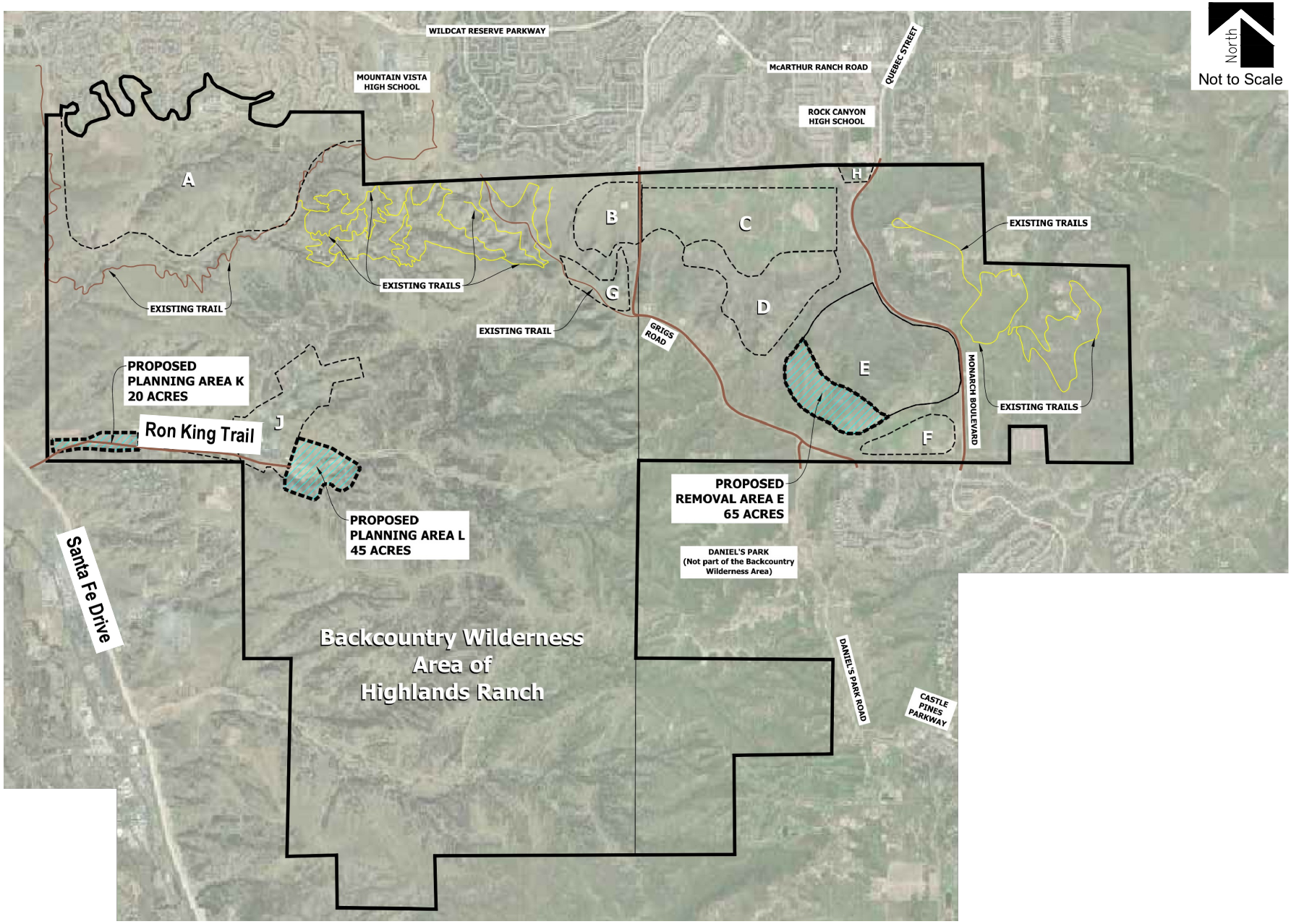


HRCA BACKCOUNTRY MAJOR PLANNED DEVELOPMENT AMENDMENT
Traffic Impact Study

SM ROCHA, LLC
Traffic & Transportation Engineering Consultants

Figure 1
SITE LOCATION

September 2025
Page 3


WILDCAT RESERVE PARKWAY
MOUNTAIN VISTA HIGH SCHOOL
McARTHUR RANCH ROAD
QUEBEC STREET
ROCK CANYON HIGH SCHOOL
North
Not to Scale
A
B
C
D
E
F
G
H
J
EXISTING TRAILS
EXISTING TRAIL
EXISTING TRAIL
EXISTING TRAILS
EXISTING TRAILS
GRIGS ROAD
MONARCH BOULEVARD
PROPOSED PLANNING AREA K 20 ACRES
Ron King Trail
PROPOSED PLANNING AREA L 45 ACRES
PROPOSED REMOVAL AREA E 65 ACRES
DANIEL'S PARK (Not part of the Backcountry Wilderness Area)
Santa Fe Drive
Backcountry Wilderness Area of Highlands Ranch
DANIEL'S PARK ROAD
CASTLE PINES PARKWAY

Existing and Committed Surface Transportation Network

Within the study area, Ron King Trail is the primary roadway that will accommodate traffic to and from the proposed development. The secondary roadway includes U.S. Highway 85. A brief description of each roadway, based on Douglas County 2040 Transportation Master Plan (TMP)[1] and Douglas County Roadway Design & Construction Standards (Roadway Standards)[2], is provided below:

> Ron King Trail is generally an east-west roadway having two through lanes (one lane in each direction) with shared turn lanes at the intersection within the study area. Ron King Trail is unclassified in the County's TMP. However, per Section 4.2 of the County's Roadway Standards and the roadway's estimated ROW width, Ron King Trail is assumed to be classified as a local roadway. Ron King Trail provides a posted speed limit of 30 MPH.
>
> Santa Fe Drive is a generally a north-south state roadway having four through lanes (two lanes in each direction) with a combination of shared and exclusive turn lanes at the intersection within the study area. The Colorado Department of Transportation (CDOT) categorizes the adjacent segment of Santa Fe Drive (U.S. Highway 85) as a Regional Highway (R-A) and provides a posted speed limit of 55 MPH.

The study intersection operate under a stop-controlled condition. A stop-controlled intersection is defined as a roadway intersection where vehicle rights-of-way are controlled by one or more "STOP" signs.

No regional or specific improvements for Roadway or other study intersections/the above-described roadways are known to be planned or committed at this time. The study area roadways appear to be built to their ultimate cross-sections.

[1] 2040 Douglas County Transportation Plan, David Evans and Associates, Inc., September 2019.
[2] Douglas County Roadway Design and Construction Standards, Douglas County, June 2020.

II. Existing Traffic Conditions

Peak hour traffic counts and 24-hour traffic volumes shown were obtained from the HRCA Backcountry Outdoor Center Traffic Impact Study[3]. Morning (AM) and afternoon (PM) peak hour traffic counts were collected at the intersection of Santa Fe Drive intersection with Ron King Trail. Average daily traffic (ADT) volumes were collected over a 24-hour period on Santa Fe Drive. Counts were collected on Tuesday, November 16, 2021, with AM peak hour counts being collected during the period of 7:00 a.m. to 9:00 a.m. and PM peak hour counts being collected during the period of 4:00 p.m. to 6:00 p.m.

These referenced counts were then grown to Year 2025 at a conservative annual growth of two percent. The two percent compounded annual growth rate was determined using historical traffic data provided by CDOT's Online Transportation Information System (OTIS) along the adjacent segment of U.S. Highway 85, which anticipates a 20-year growth rate between one and two percent.

It is important to note that ingress and egress traffic volumes at the intersection of Santa Fe Drive and Ron King Trail are not subject to annual growth patterns since this access drive does not provide connection to other roadways, therefore does not serve regional traffic.

Referenced counts, representing existing traffic volumes, and existing intersection geometry are shown in Figure 3. Traffic count data is included for reference in Appendix A.

[3] HRCA Backcountry Outdoor Center: Traffic Impact Study, Sustainable Traffic Solutions Inc., January 11, 2022.

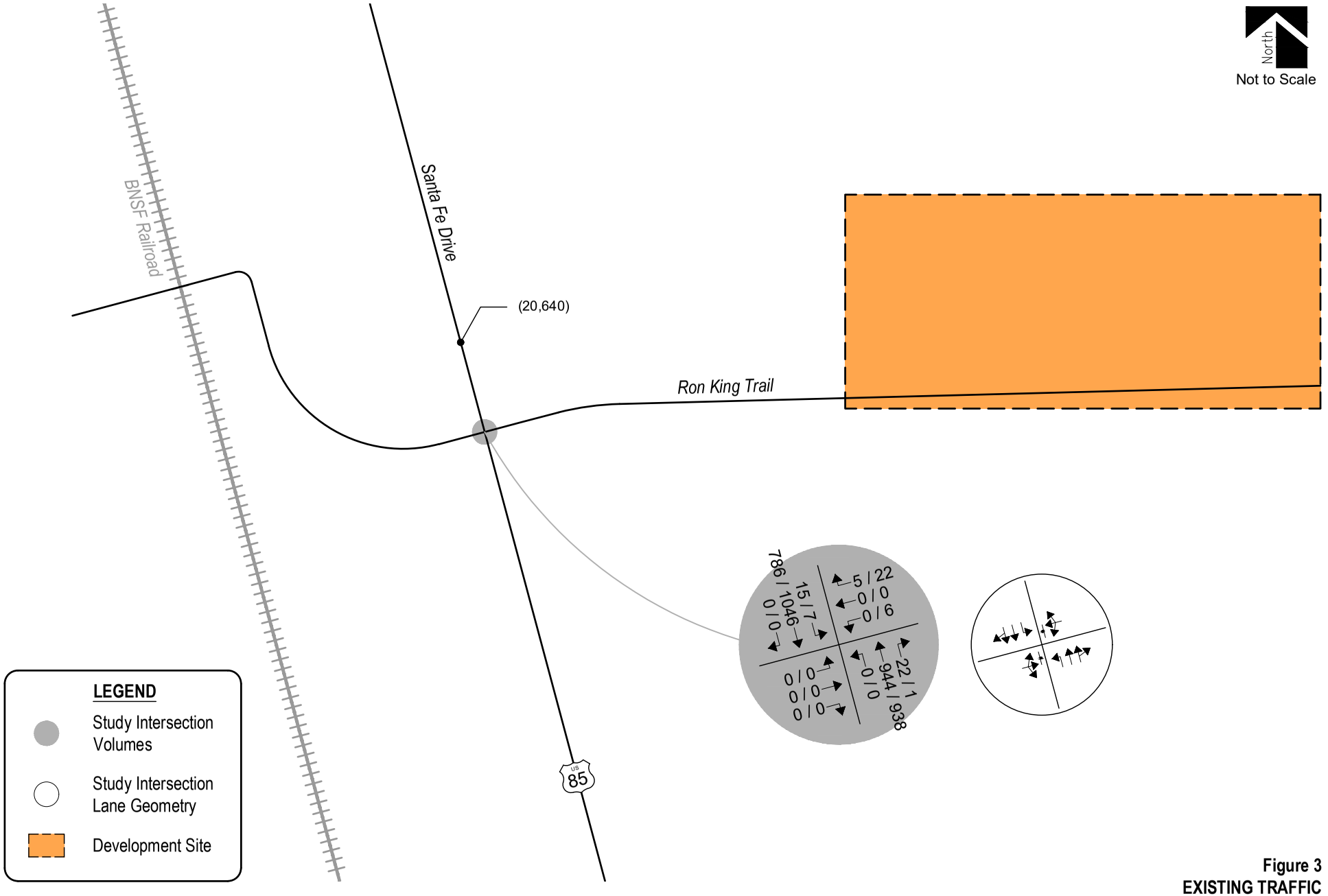


Figure 3
EXISTING TRAFFIC
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Existing Traffic

The Unsignalized Intersection Analysis techniques, as published in the Highway Capacity Manual (HCM), 7th Edition, by the Transportation Research Board and as incorporated into the SYNCHRO computer program, was used to analyze the study intersection for existing and future traffic conditions. This nationally accepted technique allows for the determination of intersection level of service (LOS) based on the congestion and delay of each traffic movement.

Level of service is a method of measurement used by transportation professionals to quantify a driver's perception of travel conditions that include travel time, number of stops, and total amount of stopped delay experienced on a roadway network. The HCM categorizes level of service into a range from "A" which indicates little, if any, vehicle delay, to "F" which indicates a level of operation considered unacceptable to most drivers. These levels of service grades with brief descriptions of the operating condition, for unsignalized and signalized intersections, are included for reference in Appendix B and have been used throughout this study.

The level of service analyses results for existing conditions are summarized in Table 1.

Intersection capacity worksheets developed for this study are provided in Appendix C.

Table 1 – Intersection Capacity Analysis Summary – Existing Traffic

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	B	C
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Existing Traffic Analysis Results

Under existing conditions, operational analysis shows that the unsignalized intersection of Santa Fe Drive and Ron King Trail currently provides turning movement operations at LOS B or better during the morning peak traffic hour and LOS C or better during the afternoon peak traffic hour.

III. Future Traffic Conditions Without Proposed Development

Background traffic is the traffic projected to be on area roadways without consideration of the proposed development. Background traffic includes traffic generated by development of vacant parcels in the area.

To account for projected increases in background traffic for Years 2027 and 2045, a compounded annual growth rate was determined using historical traffic data for the surrounding area provided by CDOT's OTIS along the adjacent segment of U.S. Highway 85, which anticipates a 20-year growth rate between one and two percent. Therefore, in order to provide for a conservative analysis, a growth rate of approximately two percent was applied to existing traffic volumes.

To account for projected traffic from the existing uses within HRCA Backcountry, trip generation from HRCA Backcountry Outdoor Center Traffic Impact Study Addendum[4] were added to background traffic volumes. It is important to note that not all trip generation estimates from the HRCA Backcountry Outdoor Center Traffic Impact Study Addendum occur within AM and PM peak hours analyzed within this study. Therefore, trip generation estimates that occur outside the AM and PM peak hours were not considered.

It is important to note that ingress and egress traffic volumes at the intersection of Santa Fe Drive and Ron King Trail are not subject to annual growth patterns since this access drive does not provide connection to other roadways, therefore does not serve regional traffic.

Pursuant to the area roadway improvements discussed in Section I, Year 2027 and Year 2045 background traffic conditions assume no roadway improvements to accommodate regional transportation demands. This assumption provides for a conservative analysis.

Projected background traffic volumes and intersection geometry for Years 2027 and 2045 are shown in Figure 4 and Figure 5, respectively.

[4] HRCA Backcountry Outdoor Center: Traffic Generation Analysis & Traffic Impact Study Addendum, SM ROCHA, LLC, July 2024.

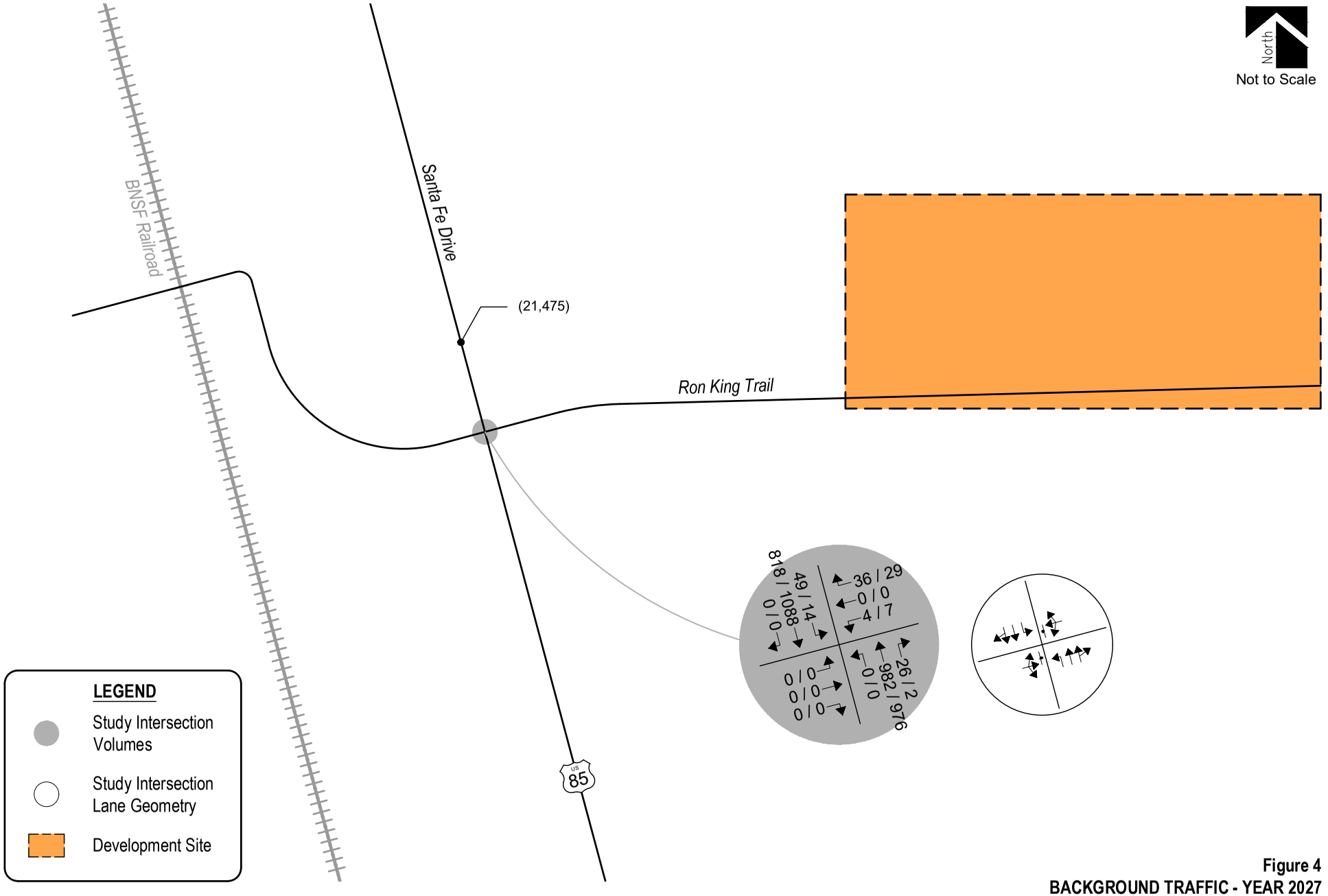


Figure 4
BACKGROUND TRAFFIC - YEAR 2027
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

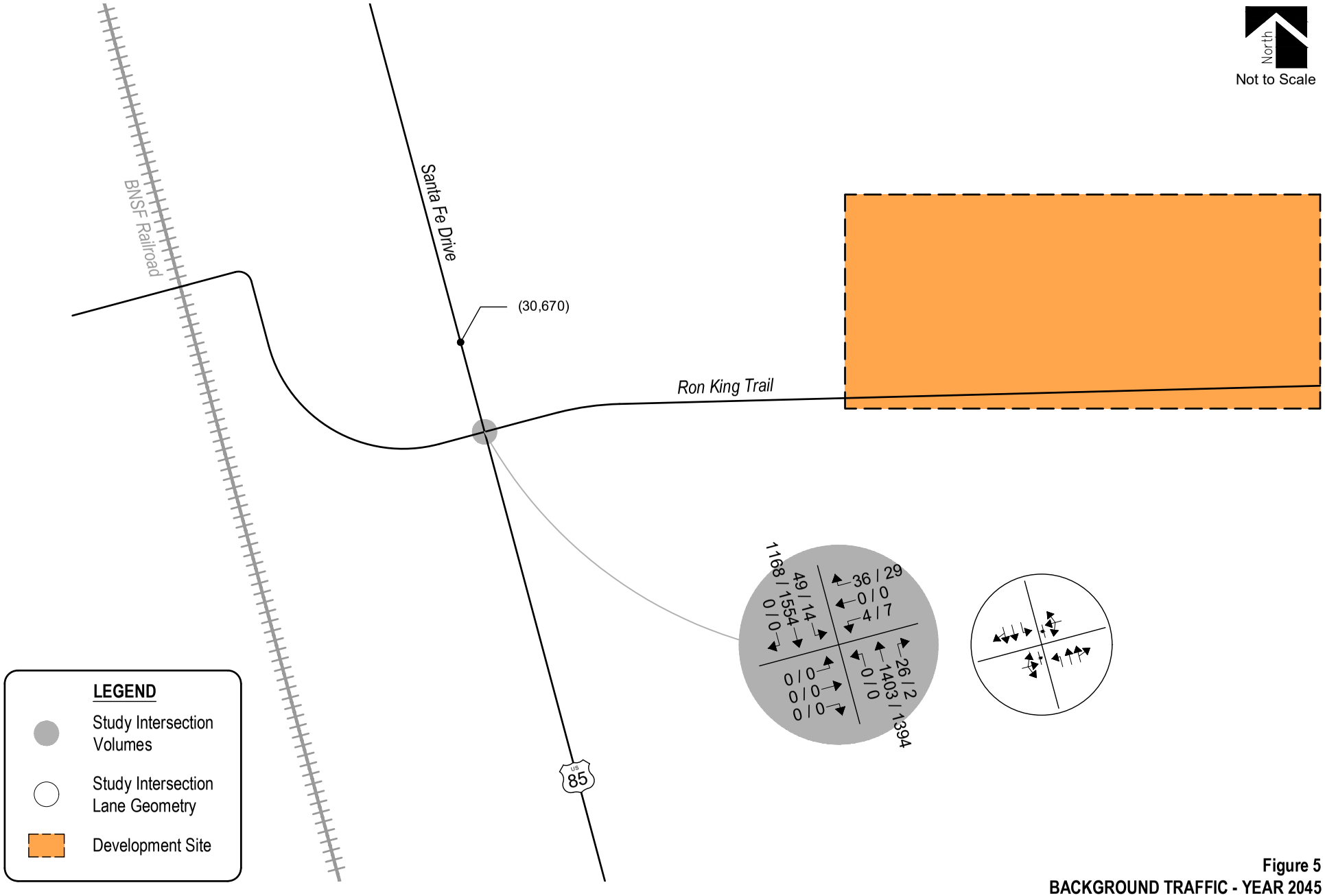


Figure 5
BACKGROUND TRAFFIC - YEAR 2045
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Background Traffic

As with existing traffic conditions, the operations of study intersections were analyzed under background conditions, without the proposed development, using the SYNCHRO computer program.

Background traffic level of service analysis results for Year 2027 are listed in Table 2. Year 2045 operational results are summarized in Table 3.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 2 – Intersection Capacity Analysis Summary – Background Traffic – Year 2027

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	C	D
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Background Traffic Analysis Results – Year 2027

Year 2027 background traffic analysis indicates that the unsignalized intersection of Santa Fe Drive and Ron King Trail is expected to provide turning movement operations at LOS C or better during the morning peak traffic hour and LOS D or better during the afternoon peak traffic hour.

Table 3 – Intersection Capacity Analysis Summary – Background Traffic – Year 2045

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	E	F
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Background Traffic Analysis Results – Year 2045

By Year 2045 and without the proposed development, the study intersection of Santa Fe Drive and Ron King Trail is expected to provide turning movement operations at LOS C or better during the morning peak traffic hour and LOS B during the afternoon peak traffic hour. Exceptions include the westbound turning movement which is expected to have turning movement operations at LOS E and LOS F during their respective peak traffic hour.

It is to be noted that it is not uncommon for unsignalized movements to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours. It is, however, likely that turn movements will operate better than the results obtained with this HCM Two-Way Stop-Control (TWSC) level of service analysis would indicate, as the HCM analysis may not accurately account for the effect of vehicle platooning and gaps.

IV. Proposed Project Traffic

Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed land use in order to estimate average daily traffic (ADT), AM Peak Hour, and PM Peak Hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from a point of origin to a point of destination.

The ITE land use code 520 (Elementary School) was used for estimating trip generation because of its conservative rates and best fit to the proposed land use description.

It is important to note that ITE land use code 565 (Day Care Center) was also considered for the proposed land use. However, considering the intent of Planning Area L is to operate as a preschool, the Elementary School land use was applied as it more accurately reflects the overall intent of the development.

As actual land uses, densities, or site plans within the HRCA Backcountry Major Planned Development Amendment become defined over time it is expected that traffic generation characteristics considered within this study will need to be updated by more specific traffic analyses or studies to help assess if transportation improvements are needed to mitigate potential traffic impacts.

Trip generation rates used in this study are presented in Table 4.

Table 4 – Trip Generation Rates

			TRIP GENERATION RATES						
ITE			24	AM PEAK HOUR			PM PEAK HOUR		
CODE	LAND USE	UNIT	HOUR	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
520	Elementary School	STU	2.27	0.40	0.34	0.74	0.07	0.09	0.16

Key: STU = Students.
Note: All data and calculations above are subject to being rounded to nearest value.

Table 5 illustrates projected ADT, AM Peak Hour, and PM Peak Hour traffic volumes likely generated by the proposed development upon build-out.

Table 5 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
520	Elementary School	340 STU	772	136	116	252	25	29	54
		Total:	*772*	*136*	*116*	*252*	*25*	*29*	*54*

Key: STU = Students.
Note: All data and calculations above are subject to being rounded to nearest value.

Upon build-out, Table 5 illustrates that the proposed development has the potential to generate approximately 772 daily vehicle trips with 252 of those occurring during the morning peak hour and 54 during the afternoon peak hour.

Adjustments to Trip Generation Rates

While a development of this type is likely to could provide a reduction in vehicle trip generation via carpools, no trip reductions were taken within this analysis due to its conceptual nature. This assumption provides for a conservative analysis.

As example, the previously approved HRCA Backcountry Outdoor Center traffic study addendum indicates approximately 35 percent of trips are carpool trips.

Trip Distribution

The overall directional distribution of site-generated traffic was determined based on the location of development site within the County, proposed and existing area land uses, allowed turning movements, available roadway network, and in reference to the HRCA Backcountry Outdoor Center Traffic Impact Study and HRCA Backcountry Outdoor Center Traffic Impact Study Addendum

Overall trip distribution patterns for the development are shown on Figure 6.

Trip Assignment

Traffic assignment is how generated and distributed vehicle trips are expected to be loaded onto the available roadway network.

Applying trip distribution patterns to site-generated traffic provides the overall site-generated trip assignments shown on Figure 6.

Highlands Ranch Planned Development, 81st Amendment
Project File ZR2025-004, Major PD Amendment
Board of County Commissioners Staff Report - Page 92 of 160

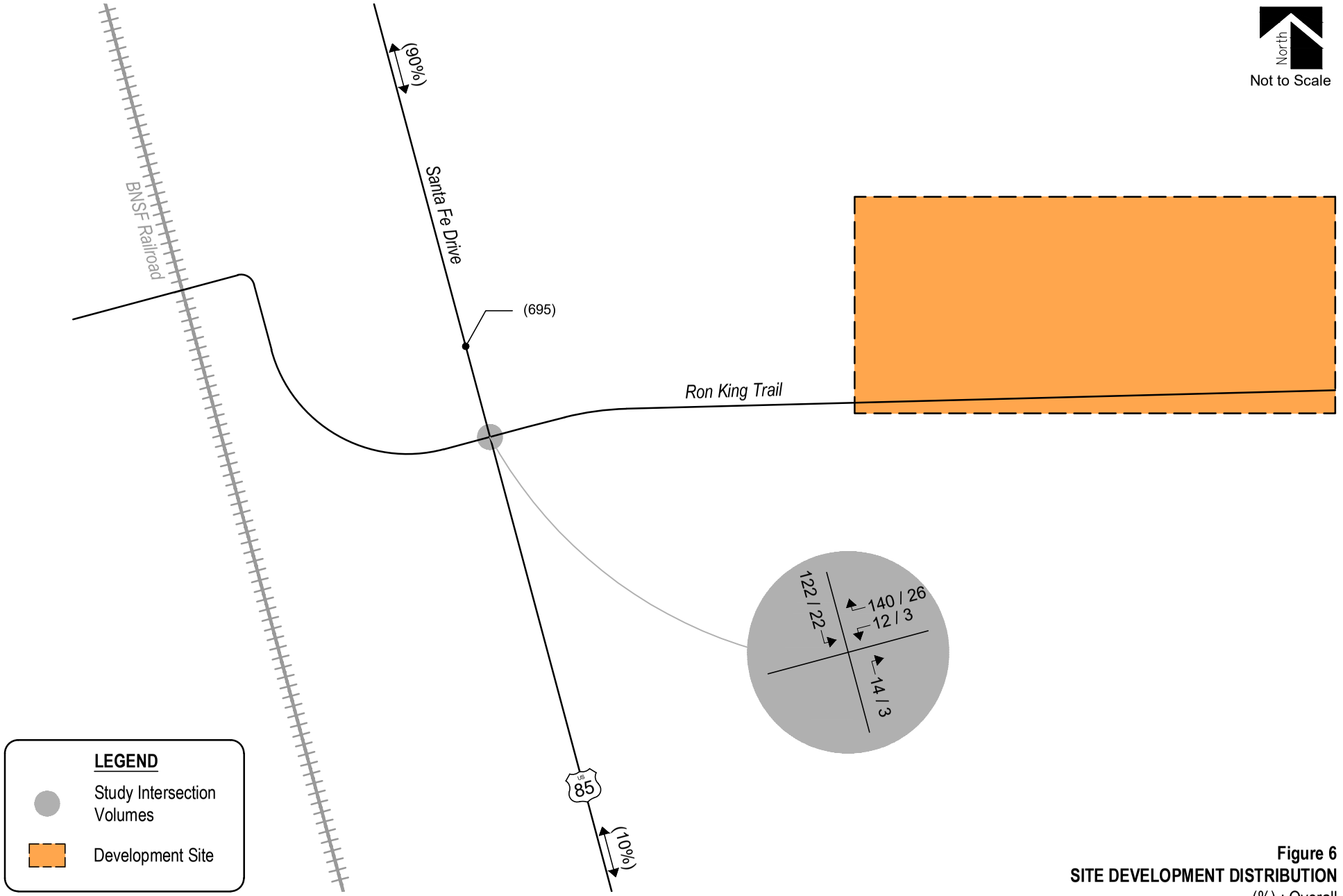


Figure 6
SITE DEVELOPMENT DISTRIBUTION
(%) : Overall
SITE-GENERATED TRIPS
AM / PM Peak Hour
(ADT) : Average Daily Traffic

V. Future Traffic Conditions With Proposed Development

Total traffic is the traffic projected to be on area roadways with consideration of the proposed development. Total traffic includes background traffic projections for Years 2027 and 2045 with consideration of site-generated traffic. For analysis purposes, it was assumed that development construction would be completed by end of Year 2027.

Pursuant to area roadway improvement discussions provided in Section III, Year 2027 and Year 2045 total traffic conditions assume no roadway improvements to accommodate regional transportation demands. Roadway improvements associated with site development are expected to be limited to site access and frontage as required by the governing agency.

Projected Year 2027 total traffic volumes and intersection geometry are shown in Figure 7.

Figure 8 shows projected total traffic volumes and intersection geometry for Year 2045.

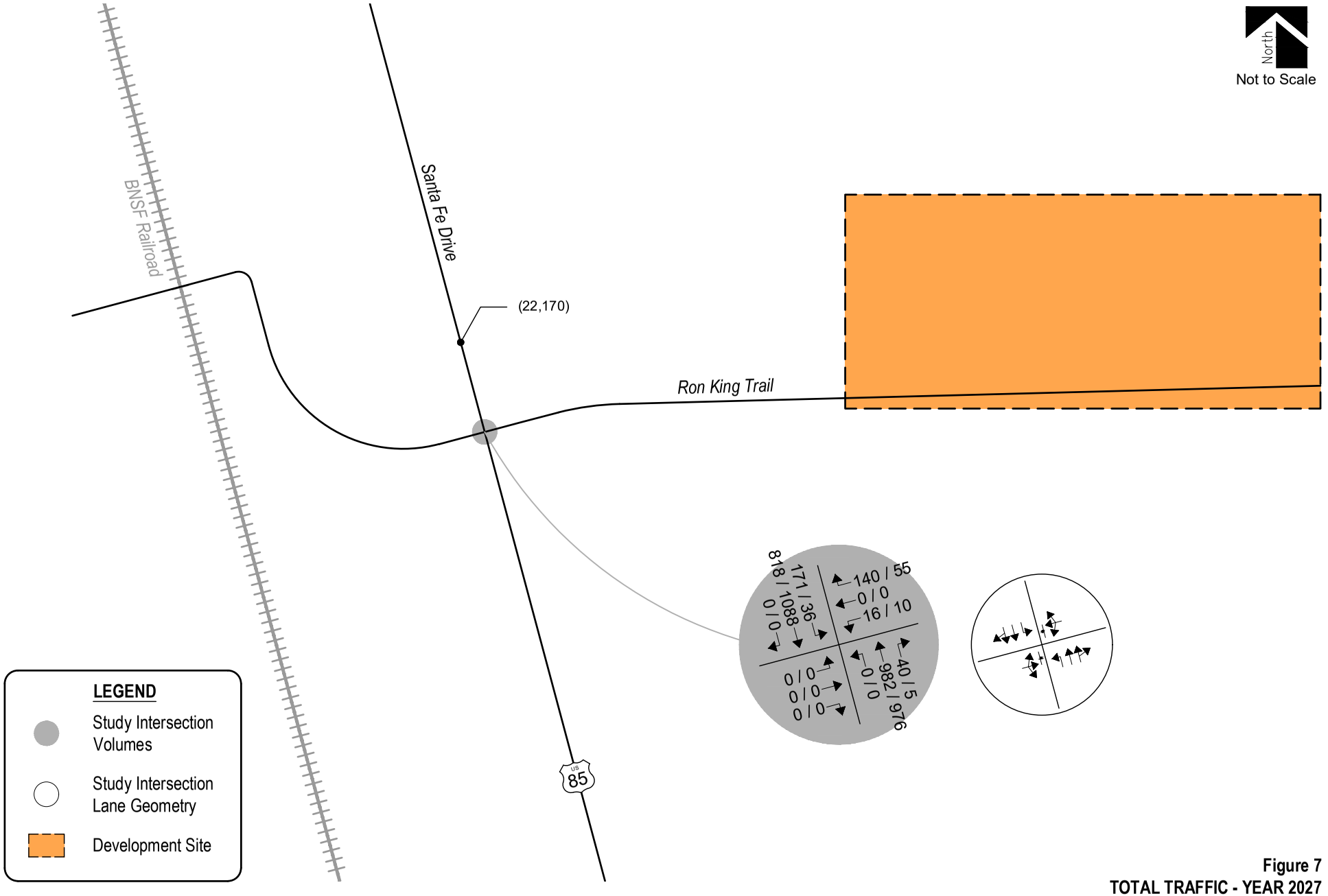


Figure 7
TOTAL TRAFFIC - YEAR 2027
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

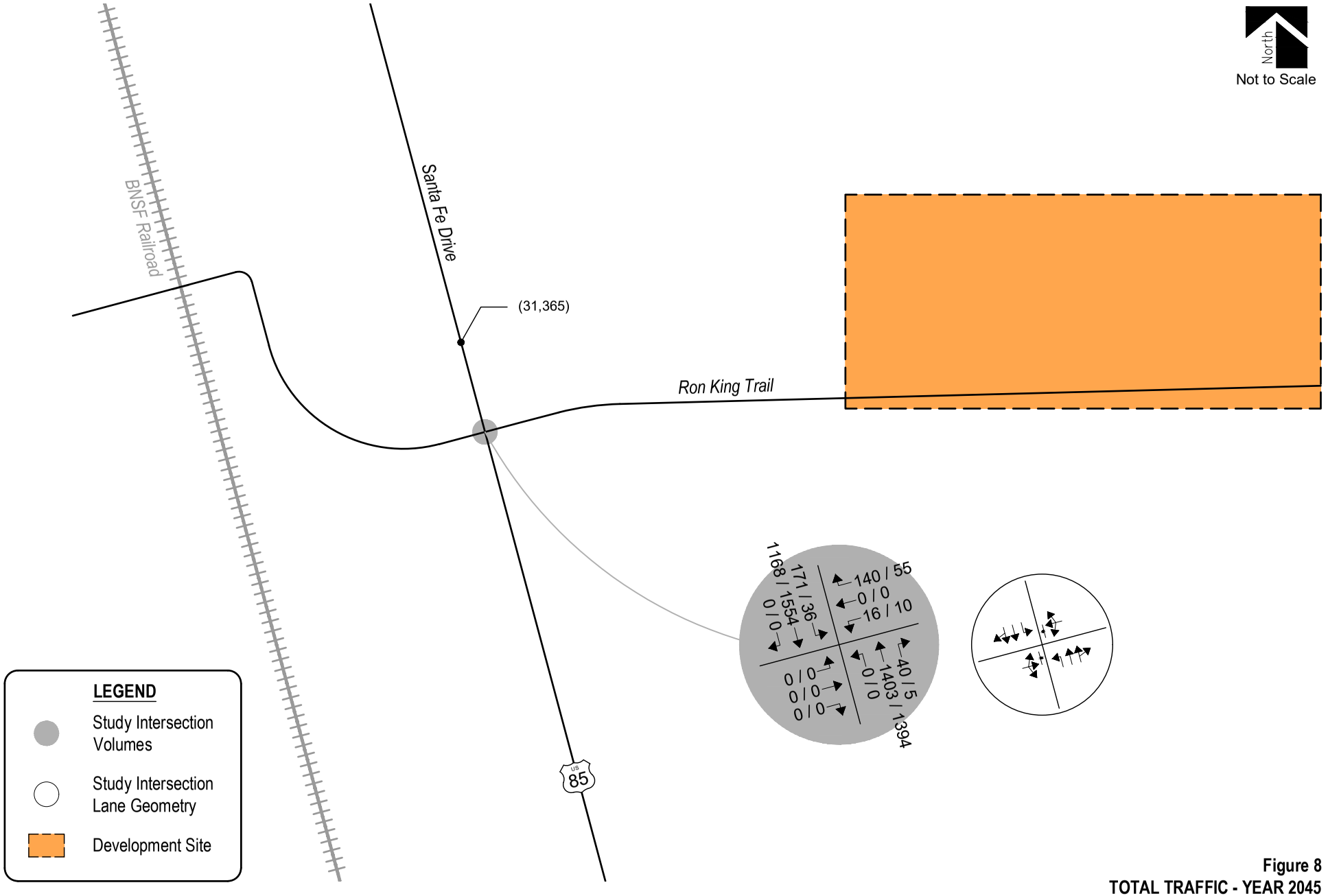


Figure 8
TOTAL TRAFFIC - YEAR 2045
Volumes & Intersection Geometry
AM / PM Peak Traffic Hour
(ADT) : Average Daily Traffic

Peak Hour Intersection Levels of Service – Total Traffic

As with background traffic, the operations of the study intersections were analyzed under projected total traffic conditions using the SYNCHRO computer program. The analyses and procedures were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

Total traffic level of service analysis results for Years 2027 and 2045 are summarized in Table 6 and Table 7, respectively.

Definitions of levels of service are given in Appendix B. Intersection capacity worksheets are provided in Appendix C.

Table 6 – Intersection Capacity Analysis Summary – Total Traffic – Year 2027

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	F	D
Northbound Left	A	A
Southbound Left	B	B

Key: Stop-Controlled Intersection: Level of Service

Table 7 – Intersection Capacity Analysis Summary – Total Traffic – Year 2045

INTERSECTION	LEVEL OF SERVICE	
LANE GROUPS	AM PEAK HOUR	PM PEAK HOUR
Santa Fe Drive / Ron King Trail (Stop-Controlled)		
Eastbound Left, Through, and Right	A	A
Westbound Left, Through, and Right	F	F
Northbound Left	A	A
Southbound Left	C	B

Key: Stop-Controlled Intersection: Level of Service

Total Traffic Analysis Results Upon Development Build-Out

Table 7 illustrates how, by Year 2045 and upon development build-out, the unsignalized intersection of Santa Fe Drive and Ron King Trail is expected to have turning movement operations at LOS C or better during the morning peak traffic hour and LOS B or better during the afternoon peak traffic hour. Exceptions include the westbound turning movement which operates at LOS F during the morning and afternoon peak traffic hours.

It is again noted that it is not uncommon for unsignalized movements to or from an arterial roadway, in urban areas, to operate with noticeable delays during peak traffic hours. It is, however, likely that turn movements will operate better than the results obtained with this HCM Two-Way Stop-Control (TWSC) level of service analysis would indicate, as the HCM analysis may not accurately account for the effect of vehicle platooning and gaps.

VI. Project Impacts

It is emphasized that the analyses and procedures described in this study were performed in accordance with the latest HCM and are based upon the worst-case conditions that occur during a typical weekday upon build-out of site development and analyzed land uses. Therefore, study intersections are likely to operate with traffic conditions better than those described within this study, which represent the peak hours of weekday operations only.

Queue Length Analysis

Queue lengths for the study intersections were analyzed using Year 2045 background and total traffic conditions. The analysis yields estimate of 95th percentile queue lengths, which have only a five percent probability of being exceeded during the analysis time period. An average vehicle length of 25 feet was assumed. Queue lengths were modeled and are included with the Synchro worksheets in Appendix C.

Table 8 summarizes the 95th percentile queue results in comparison to the projected storage requirements for turn movements within study area for Year 2045.

Table 8 – Turn Lane Queues and Storage Requirements – Total Traffic – Year 2045

Intersection	Turn Movement		Existing Turn Lane Length (feet)	Background 2045		Total 2045		Recommended Turn Lane Length (feet)
				AM Peak Hour (feet)	PM Peak Hour (vehicles)	AM Peak Hour (feet)	PM Peak Hour (vehicles)	
Stop-Controlled Intersections								
Santa Fe Drive / Ron King Trail	EB	L,T,R	-	0'	0'	0'	0'	-
	WB	L,T,R	-	35'	58'	435'	118'	-
	NB	L	600'	0'	0'	0'	0'	600'
		T,R	-	0'	0'	0'	0'	-
	SB	L	565'	10'	3'	55'	8'	565'
		T,R	-	0'	0'	0'	0'	-

Note: Turn Lane Length does not include taper length.

As Table 8 shows, all turn lane lengths at the stop-controlled intersection have sufficient storage to accommodate future traffic volumes.

Recommended Improvements

Roadway and intersection improvement recommendations were assessed pursuant to roadway descriptions discussed in Section I, Section II, and Section V, projected peak hour traffic volumes, level of service results, projected 95th percentile queue lengths, and per requirements defined within the County's and CDOT's State Highway Access Code (SHAC)[5].

Potential mitigations may include, but are not limited to, signalization or the addition of an acceleration lane. However, considering the conceptual nature of this development as well as the conservative nature of this analysis, no improvements are currently recommended.

As actual densities or site plans within the HRCA Backcountry Major Planned Development Amendment become defined over time, it is expected that traffic generation characteristics considered within this study will need to be updated by more specific analysis or studies to help assess if transportation improvements are needed to mitigate potential traffic impacts.

[5] State Highway Access Code, The Transportation Commission of Colorado, March 2002.

VII. Conclusion

This traffic impact study addressed the capacity, geometric, and control requirements associated with the development entitled HRCA Backcountry Major Planned Development Amendment This proposed development will establish two new planning areas within the Backcountry Wilderness area to allow for equestrian related programs and an outdoor education program. The development is located east of Santa Fe Drive (U.S. Highway 85) along Ron King Trail in Douglas County, Colorado

The study area to be examined in this analysis encompassed the intersection of Santa Fe Drive and Ron King Trail.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2027 and Year 2045 background traffic conditions, and Year 2027 and Year 2045 total traffic conditions.

Analysis of existing traffic conditions indicates that the stop-controlled intersection has turning movement operations at LOS C or better during the morning and afternoon peak traffic hours.

Under Year 2027 and 2045 background traffic conditions, operational analysis shows that the stop-controlled intersection is expected to provide turning movement operations at LOS B or better during the morning and afternoon peak traffic hours. Exceptions include the westbound turning movement which project turning movement operations at LOS E and LOS F during their respective peak hours

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create some impact to traffic operations for the existing and surrounding roadway system upon roadway and intersection control improvements assumed within this analysis. Proposed site accesses have long-term operations at LOS F during peak traffic periods and upon build-out. Considering the conceptual nature of this development, no mitigation is recommended at this time.

The submittal of a new CDOT access permit is anticipated with the development of this site.

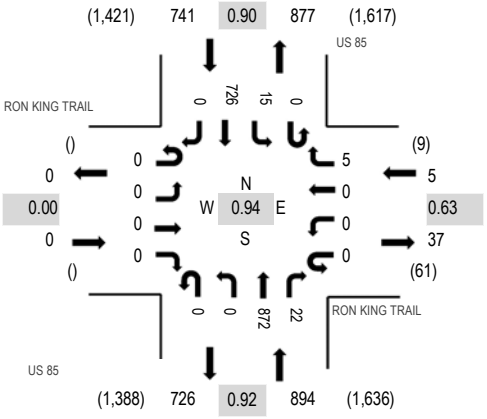
APPENDIX A

Referenced Traffic Count Data

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

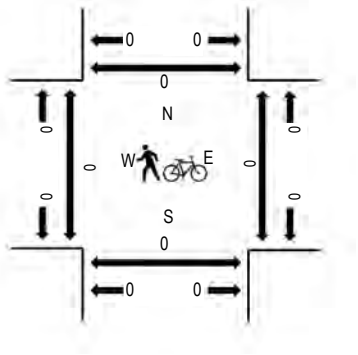
Location: 1 US 85 & RON KING TRAIL AM
Date: Tuesday, November 16, 2021
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:15 AM - 07:30 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



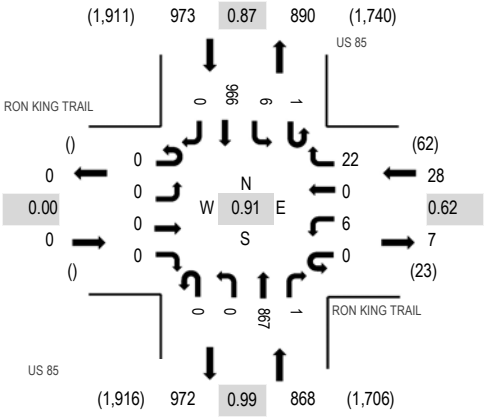
Traffic Counts

Interval Start Time	RON KING TRAIL Eastbound				RON KING TRAIL Westbound				US 85 Northbound				US 85 Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	0	0	0	0	0	190	1	0	12	165	0	368	1,631	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	2	0	0	236	8	0	1	191	0	438	1,640	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	1	0	0	222	4	0	8	201	0	436	1,569	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	1	0	0	209	8	0	5	166	0	389	1,474	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	1	0	0	205	2	0	1	168	0	377	1,435	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	1	0	191	2	0	3	170	0	367		0	0	0	0
8:30 AM	0	0	0	0	0	0	0	2	0	0	167	0	0	3	169	0	341		0	0	0	0
8:45 AM	0	0	0	0	0	1	0	1	1	0	189	0	0	3	155	0	350		0	0	0	0
Count Total	0	0	0	0	0	1	0	8	2	0	1,609	25	0	36	1,385	0	3,066		0	0	0	0
Peak Hour	0	0	0	0	0	0	0	5	0	0	872	22	0	15	726	0	1,640		0	0	0	0

(303) 216-2439
www.alltrafficdata.net

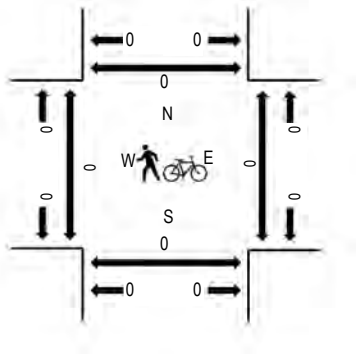
Location: 1 US 85 & RON KING TRAIL PM
Date: Tuesday, November 16, 2021
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	RON KING TRAIL Eastbound				RON KING TRAIL Westbound				US 85 Northbound				US 85 Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	2	0	10	0	0	221	1	0	1	280	0	515	1,869	0	0	0	0
4:15 PM	0	0	0	0	0	1	0	3	0	0	191	0	0	3	254	0	452	1,850	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	5	0	0	226	0	1	2	218	0	452	1,864	0	0	0	0
4:45 PM	0	0	0	0	0	3	0	4	0	0	229	0	0	0	214	0	450	1,859	0	0	0	0
5:00 PM	0	0	0	0	0	8	0	9	0	0	224	2	0	1	252	0	496	1,810	0	0	0	0
5:15 PM	0	0	0	0	0	5	0	8	0	0	224	3	0	1	225	0	466		0	0	0	0
5:30 PM	0	0	0	0	0	0	0	1	0	0	207	1	0	3	235	0	447		0	0	0	0
5:45 PM	0	0	0	0	0	1	0	2	0	0	175	2	0	3	218	0	401		0	0	0	0
Count Total	0	0	0	0	0	20	0	42	0	0	1,697	9	1	14	1,896	0	3,679		0	0	0	0
Peak Hour	0	0	0	0	0	6	0	22	0	0	867	1	1	6	966	0	1,869		0	0	0	0

All Traffic Data Services

www.alltrafficdata.net

Highlands Ranch Planned Development, 81st Amendment
Project File ZR2025-004, Major PD Amendment
Board of County Commissioners Staff Report - Page 104 of 160

Date Start: 16-Nov-21
Site Code: 2
Station ID: 2
US 85 N.O. RON KING TRAIL

Start Time	16-Nov-21 Tue	NB	SB							Total
12:00 AM		15	16							31
01:00		9	13							22
02:00		12	11							23
03:00		27	10							37
04:00		73	26							99
05:00		207	170							377
06:00		593	519							1112
07:00		**861**	**749**							**1610**
08:00		756	672							1428
09:00		567	566							1133
10:00		482	492							974
11:00		520	540							1060
12:00 PM		493	645							1138
01:00		553	674							1227
02:00		636	639							1275
03:00		793	860							1653
04:00		**890**	**973**							**1863**
05:00		850	938							1788
06:00		512	553							1065
07:00		192	245							437
08:00		141	195							336
09:00		104	139							243
10:00		33	58							91
11:00		15	32							47
Total		9334	9735							19069
Percent		48.9%	51.1%							
AM Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	861	749	-	-	-	-	-	-	1610
PM Peak	-	16:00	16:00	-	-	-	-	-	-	16:00
Vol.	-	890	973	-	-	-	-	-	-	1863
Grand Total		9334	9735							19069
Percent		48.9%	51.1%							
ADT		ADT 19,069		AADT 19,069						

APPENDIX B

Level of Service Definitions

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 7th Edition, Transportation Research Board, 2022: Chapter 19 – Signalized Intersections.

Motorized Vehicle Level of Service (LOS) for Signalized Intersections

Levels of service are defined to represent reasonable ranges in control delay.

LOS A Describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B Describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C Describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D Describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E Describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F Describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio[a]	
	$v/c \leq 1.0$	$v/c > 1.0$
≤ 10	A	F
> 10 – 20	B	F
> 20 – 35	C	F
> 35 – 55	D	F
> 55 – 80	E	F
> 80	F	F

Note: [a] For approach-based and intersectionwide assessments, LOS is defined solely by control delay.

The following information is referenced from the Highway Capacity Manual: A Guide for Multimodal Mobility Analysis, 7th Edition, Transportation Research Board, 2022: Chapter 20 – Two-Way Stop-Controlled Intersections, Chapter 21 – All-Way Stop-Controlled Intersections, and Chapter 22 - Roundabouts.

Motorized Vehicle Level of Service (LOS) for Unsignalized & Roundabout Intersections

LOS is a quantitative stratification of performance measure(s) representing quality of service. Quality of service describes how well a transportation facility or service operates from a traveler's perspective. LOS is measured on an A – F scale, with LOS A representing the best operating conditions from a traveler's perspective.

Control Delay (s/veh)	LOS by Volume-to-Capacity Ratio[a]	
	$v/c \leq 1.0$	$v/c > 1.0$
0 – 10	A	F
> 10 – 15	B	F
> 15 – 25	C	F
> 25 – 35	D	F
> 35 – 50	E	F
> 50	F	F

Note: The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

[a] For approaches and intersectionwide assessment, LOS is defined solely by control delay.

APPENDIX C

Capacity Worksheets

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	0	0	5	0	944	22	15	786	0
Future Vol, veh/h	0	0	0	0	0	5	0	944	22	15	786	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	0	0	5	0	1026	24	16	854	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1400	1937	427	1498	1925	525	854	0	0	1050	0	0
Stage 1	887	887	-	1038	1038	-	-	-	-	-	-	-
Stage 2	513	1050	-	460	887	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	100	65	576	85	66	497	781	-	-	659	-	-
Stage 1	305	360	-	247	306	-	-	-	-	-	-	-
Stage 2	512	302	-	551	360	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	96	63	576	82	64	497	781	-	-	659	-	-
Mov Cap-2 Maneuver	96	63	-	82	64	-	-	-	-	-	-	-
Stage 1	298	351	-	247	306	-	-	-	-	-	-	-
Stage 2	507	302	-	537	351	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	12.32	0	0.2
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	781	-	-	-	497	659	-	-
HCM Lane V/C Ratio	-	-	-	-	0.011	0.025	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	12.3	10.6	-	-
HCM Lane LOS	A	-	-	A	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0.1	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	6	0	22	0	938	1	7	1046	0
Future Vol, veh/h	0	0	0	6	0	22	0	938	1	7	1046	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	7	0	24	0	1020	1	8	1137	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1662	2173	568	1604	2172	510	1137	0	0	1021	0	0
Stage 1	1152	1152	-	1020	1020	-	-	-	-	-	-	-
Stage 2	510	1021	-	584	1152	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	64	46	466	70	46	508	610	-	-	676	-	-
Stage 1	210	270	-	253	312	-	-	-	-	-	-	-
Stage 2	514	312	-	465	270	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	60	45	466	70	46	508	610	-	-	676	-	-
Mov Cap-2 Maneuver	60	45	-	70	46	-	-	-	-	-	-	-
Stage 1	208	267	-	253	312	-	-	-	-	-	-	-
Stage 2	490	312	-	460	267	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	24.35	0	0.07
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	610	-	-	-	216	676	-	-
HCM Lane V/C Ratio	-	-	-	-	0.141	0.011	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	24.3	10.4	-	-
HCM Lane LOS	A	-	-	A	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	4	0	36	0	982	26	49	818	0
Future Vol, veh/h	0	0	0	4	0	36	0	982	26	49	818	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	39	0	1067	28	53	889	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1529	2091	445	1633	2077	548	889	0	0	1096	0	0
Stage 1	996	996	-	1082	1082	-	-	-	-	-	-	-
Stage 2	534	1096	-	551	996	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	80	52	561	67	53	480	758	-	-	633	-	-
Stage 1	262	321	-	232	292	-	-	-	-	-	-	-
Stage 2	498	288	-	486	321	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	67	47	561	61	48	480	758	-	-	633	-	-
Mov Cap-2 Maneuver	67	47	-	61	48	-	-	-	-	-	-	-
Stage 1	240	294	-	232	292	-	-	-	-	-	-	-
Stage 2	457	288	-	445	294	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	19.86	0	0.63
HCM LOS	A	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	758	-	-	-	285	633	-	-
HCM Lane V/C Ratio	-	-	-	-	0.152	0.084	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	19.9	11.2	-	-
HCM Lane LOS	A	-	-	A	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.5	0.3	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	7	0	29	0	976	2	14	1088	0
Future Vol, veh/h	0	0	0	7	0	29	0	976	2	14	1088	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	8	0	32	0	1061	2	15	1183	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1743	2276	591	1684	2275	532	1183	0	0	1063	0	0
Stage 1	1213	1213	-	1062	1062	-	-	-	-	-	-	-
Stage 2	530	1063	-	622	1213	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	55	40	450	61	40	492	586	-	-	651	-	-
Stage 1	193	253	-	239	298	-	-	-	-	-	-	-
Stage 2	500	298	-	441	253	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	51	39	450	60	39	492	586	-	-	651	-	-
Mov Cap-2 Maneuver	51	39	-	60	39	-	-	-	-	-	-	-
Stage 1	188	247	-	239	298	-	-	-	-	-	-	-
Stage 2	468	298	-	431	247	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	26.68	0	0.14
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	586	-	-	-	205	651	-	-
HCM Lane V/C Ratio	-	-	-	-	0.191	0.023	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	26.7	10.7	-	-
HCM Lane LOS	A	-	-	A	D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0.7	0.1	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	4	0	36	0	1403	26	49	1168	0
Future Vol, veh/h	0	0	0	4	0	36	0	1403	26	49	1168	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	39	0	1525	28	53	1270	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2139	2929	635	2280	2915	777	1270	0	0	1553	0	0
Stage 1	1376	1376	-	1539	1539	-	-	-	-	-	-	-
Stage 2	763	1553	-	741	1376	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	28	15	421	22	15	340	543	-	-	422	-	-
Stage 1	153	211	-	121	176	-	-	-	-	-	-	-
Stage 2	363	173	-	374	211	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	21	13	421	19	13	340	543	-	-	422	-	-
Mov Cap-2 Maneuver	21	13	-	19	13	-	-	-	-	-	-	-
Stage 1	133	184	-	121	176	-	-	-	-	-	-	-
Stage 2	321	173	-	327	184	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	48.13	0	0.59
HCM LOS	A	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	543	-	-	-	126	422	-	-
HCM Lane V/C Ratio	-	-	-	-	0.346	0.126	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	48.1	14.7	-	-
HCM Lane LOS	A	-	-	A	E	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	1.4	0.4	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	7	0	29	0	1394	2	14	1554	0
Future Vol, veh/h	0	0	0	7	0	29	0	1394	2	14	1554	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	8	0	32	0	1515	2	15	1689	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2477	3237	845	2391	3236	759	1689	0	0	1517	0	0
Stage 1	1720	1720	-	1516	1516	-	-	-	-	-	-	-
Stage 2	758	1517	-	875	1720	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	15	9	306	18	9	349	374	-	-	436	-	-
Stage 1	93	143	-	125	180	-	-	-	-	-	-	-
Stage 2	366	180	-	310	143	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	13	9	306	17	9	349	374	-	-	436	-	-
Mov Cap-2 Maneuver	13	9	-	17	9	-	-	-	-	-	-	-
Stage 1	90	138	-	125	180	-	-	-	-	-	-	-
Stage 2	333	180	-	300	138	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	100.92	0	0.12
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	374	-	-	-	73	436	-	-
HCM Lane V/C Ratio	-	-	-	-	0.536	0.035	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	100.9	13.6	-	-
HCM Lane LOS	A	-	-	A	F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	2.3	0.1	-	-

Intersection	
Int Delay, s/veh	8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	16	0	140	0	982	40	171	818	0
Future Vol, veh/h	0	0	0	16	0	140	0	982	40	171	818	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	17	0	152	0	1067	43	186	889	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1795	2372	445	1905	2350	555	889	0	0	1111	0	0
Stage 1	1261	1261	-	1089	1089	-	-	-	-	-	-	-
Stage 2	534	1111	-	816	1261	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	51	34	561	42	35	475	758	-	-	624	-	-
Stage 1	180	240	-	230	290	-	-	-	-	-	-	-
Stage 2	498	283	-	337	240	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	24	24	561	29	25	475	758	-	-	624	-	-
Mov Cap-2 Maneuver	24	24	-	29	25	-	-	-	-	-	-	-
Stage 1	126	168	-	230	290	-	-	-	-	-	-	-
Stage 2	338	283	-	237	168	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	96.58	0	2.28
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	758	-	-	-	185	624	-	-
HCM Lane V/C Ratio	-	-	-	-	0.914	0.298	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	96.6	13.2	-	-
HCM Lane LOS	A	-	-	A	F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	7	1.2	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	10	0	55	0	976	5	36	1088	0
Future Vol, veh/h	0	0	0	10	0	55	0	976	5	36	1088	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	11	0	60	0	1061	5	39	1183	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1791	2327	591	1733	2324	533	1183	0	0	1066	0	0
Stage 1	1261	1261	-	1064	1064	-	-	-	-	-	-	-
Stage 2	530	1066	-	670	1261	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	51	37	450	56	37	491	586	-	-	649	-	-
Stage 1	180	240	-	238	298	-	-	-	-	-	-	-
Stage 2	500	297	-	413	240	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	42	34	450	53	35	491	586	-	-	649	-	-
Mov Cap-2 Maneuver	42	34	-	53	35	-	-	-	-	-	-	-
Stage 1	169	225	-	238	298	-	-	-	-	-	-	-
Stage 2	439	297	-	388	225	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	29.57	0	0.35
HCM LOS	A	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	586	-	-	-	216	649	-	-
HCM Lane V/C Ratio	-	-	-	-	0.327	0.06	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	29.6	10.9	-	-
HCM Lane LOS	A	-	-	A	D	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	1.4	0.2	-	-

Intersection	
Int Delay, s/veh	52.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	16	0	140	0	1403	40	171	1168	0
Future Vol, veh/h	0	0	0	16	0	140	0	1403	40	171	1168	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	17	0	152	0	1525	43	186	1270	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2404	3210	635	2553	3188	784	1270	0	0	1568	0	0
Stage 1	1641	1641	-	1547	1547	-	-	-	-	-	-	-
Stage 2	763	1568	-	1007	1641	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	17	10	421	~ 13	10	336	543	-	-	417	-	-
Stage 1	104	156	-	119	174	-	-	-	-	-	-	-
Stage 2	363	170	-	258	156	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	5	5	421	~ 7	6	336	543	-	-	417	-	-
Mov Cap-2 Maneuver	5	5	-	~ 7	6	-	-	-	-	-	-	-
Stage 1	58	87	-	119	174	-	-	-	-	-	-	-
Stage 2	199	170	-	143	87	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	$ 969.87	0	2.61
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	543	-	-	-	60	417	-	-
HCM Lane V/C Ratio	-	-	-	-	2.824	0.446	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	$ 969.9	20.4	-	-
HCM Lane LOS	A	-	-	A	F	C	-	-
HCM 95th %tile Q(veh)	0	-	-	-	17.4	2.2	-	-

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	10	0	55	0	1394	5	36	1554	0
Future Vol, veh/h	0	0	0	10	0	55	0	1394	5	36	1554	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	600	-	-	565	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	11	0	60	0	1515	5	39	1689	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2525	3288	845	2441	3285	760	1689	0	0	1521	0	0
Stage 1	1767	1767	-	1518	1518	-	-	-	-	-	-	-
Stage 2	758	1521	-	923	1767	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	14	9	306	16	9	348	374	-	-	435	-	-
Stage 1	87	135	-	125	180	-	-	-	-	-	-	-
Stage 2	366	179	-	290	135	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	11	8	306	15	8	348	374	-	-	435	-	-
Mov Cap-2 Maneuver	11	8	-	15	8	-	-	-	-	-	-	-
Stage 1	79	123	-	125	180	-	-	-	-	-	-	-
Stage 2	303	179	-	264	123	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	170.13	0	0.32
HCM LOS	A	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	374	-	-	-	78	435	-	-
HCM Lane V/C Ratio	-	-	-	-	0.909	0.09	-	-
HCM Ctrl Dly (s/v)	0	-	-	0	170.1	14.1	-	-
HCM Lane LOS	A	-	-	A	F	B	-	-
HCM 95th %tile Q(veh)	0	-	-	-	4.7	0.3	-	-

WILDCAT RESERVE PARKWAY

MOUNTAIN VISTA HIGH SCHOOL

McARTHUR RANCH ROAD

QUEBEC STREET

ROCK CANYON HIGH SCHOOL

A

B

C

D

E

F

G

H

I

J

EXISTING TRAILS

EXISTING TRAIL

EXISTING TRAIL

EXISTING TRAILS

EXISTING TRAILS

GRIGS ROAD

MONARCH BOULEVARD

PROPOSED PLANNING AREA K 20 ACRES

RON KING TRAIL

PROPOSED PLANNING AREA L 45 ACRES

PROPOSED REMOVAL AREA E 65 ACRES

DANIEL'S PARK (Not part of the Backcountry Wilderness Area)

US HIGHWAY 85

DANIEL'S PARK ROAD

CASTLE PINES PARKWAY

Backcountry Wilderness Area of Highlands Ranch

1,200 0 600 1,200

LEGEND

PLANNING AREA **A**: BACKCOUNTRY COMMUNITY ASSOCIATION - 467 ACRES

PLANNING AREA **B**: HRCA - 87 ACRES

PLANNING AREA **C**: WILDCAT REGIONAL PARK - 202 ACRES

PLANNING AREA **D**: HRCA - 132 ACRES

FORMER PLANNING AREA E: HRCA - 275 ACRES
PROPOSED PLANNING AREA E REDUCTION: HRCA - 65 ACRES
REMAINING PLANNING AREA E: HRCA - 210 ACRES

PLANNING AREA **F**: HRCA - 44 ACRES

PLANNING AREA **G**: HRCA - 30 ACRES

PLANNING AREA **H**: DOUGLAS COUNTY SCHOOL DISTRICT - 10 ACRES

PLANNING AREA **I**: HR LAW ENFORCEMENT TRAINING FOUNDATION - 33 ACRES

PLANNING AREA **J**: HR LAW ENFORCEMENT TRAINING FOUNDATION - 122 ACRES

PROPOSED PLANNING AREA **K**: HRCA - 20 ACRES

PROPOSED PLANNING AREA **L**: HRCA - 45 ACRES

HIGHLANDS RANCH
COMMUNITY ASSOCIATION
9568 S. UNIVERSITY BOULEVARD
HIGHLANDS RANCH, CO 80126
ATTN: MR. MARK GIEBEL
MGIEBEL@HRCAONLINE.ORG
(303) 471-8885

PREPARED FOR:

HRCA BACKCOUNTRY WILDERNESS AREA
5997 RON KING TRAIL
SECTION 26, TOWNSHIP 6S, RANGE 68W
HIGHLANDS RANCH, CO

BACKCOUNTRY WILDERNESS AREA

ISSUE	DATE
INITIAL SUBMITTAL	07/08/2025
-	-
-	-
-	-
-	-
-	-
-	-

SHEET TITLE

BASE CAMP PD AMENDMENT MAP

SHEET NO.

PDA

SECTION XIII - NONURBAN AREA

A. Purpose and Intent. The purpose of this Section is to establish land uses and development standards which will result in the retention of a significant amount of the new Town of Highlands Ranch for nonurban uses. It is the intent of the Nonurban Area to provide land for education and recreational opportunities, public facilities, quasi- public facilities, other uses which are oriented toward community activities and services within the new Town. Further it is the intent of this Section to exclude urban development from areas which provide buffer zones within or surrounding development areas, and to preserve such natural resources as significant vegetation landforms and creek beds: historical and cultural resources such as historic buildings archaeological and paleontological sites: and significant wildlife habitat areas. This section of the Development Guide in conjunction with the Open Space Agreement (Highlands Ranch) adopted in October 1980 and the Conservation Easement (Highlands Ranch) adopted in April 1980 by the Board of Douglas County Commissioners constitutes the Nonurban Area Management Plan. This section also satisfies Section 3.9 of the Open Space Conservation Agreement (Highlands Ranch) adopted in November. 1988 and Section
3.3 of the Wildcat Regional Park Agreement (Highlands Ranch) adopted in November, 1996.

B. Uses Permitted by Right in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation Area as a matter of right, subject to the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

a. Farm and garden buildings.

b. Public and private schools and associated agricultural or educational programs including but not limited to:

   a. Public and private elementary, junior high and senior high schools
   b. Preschools
   c. Daycare Centers

c. Parks and recreational facilities, including but not limited to:

   a. Regional, community and neighborhood parks
   b. Community and neighborhood recreation centers (public or private)
   c. Public or private golf courses and country clubs and associated uses
   d. Public and private campgrounds
   e. Public and private reservoirs, lakes and ponds

d. Agricultural and ranching uses such as grazing, feed production, tree farms, and other similar uses and farm and garden buildings accessory thereto.

e. Public and quasi-public facilities including but not limited to:

   a. Religious institutions
   b. Public utility buildings, structures and facilities including but not limited to:
      1) Water and wastewater treatment plants

2) Reservoirs, lakes, ponds

3) Electrical, telephone, or natural gas distribution or treatment facilities

4) Flood control facilities

5) Cable T.V. facilities

c. Libraries and museums

d. Special district offices

e. Douglas County offices and stations

f. Public services offices such as U.S. West, IREA. Public Service Company

f. Park-N-Rides*

g. Historic structures

h. Paleontological sites

i. Archaeological sites

j. Easements

k. Open space buffers

l. Natural preservation areas (nature study areas)

m. Wildlife habitat areas and wildlife corridors

n. Riding, hiking and biking trails and associated vista and rest stops

o. Streets

p. Signs as provided in Section XV.

q. Off-street parking as provided in Section XVI.

r. Other uses which serve all of a portion of the new Town of Highlands Ranch and similar to and consistent with the Uses by Right or Uses by Special Review may be permitted with the approval of the Planning Director either as a Use by Right or with Board approval as a Use by Special Review as determined by the Planning Director.

C. Uses by Special Review in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation area subject to the Use by Special Review and the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

a. Public or private universities, colleges and junior colleges

b. Major facilities of a public utility

c. Kennels and equestrian facilities

d. Borrow sites

e. Commercial recreation

f. Office

Approval of these uses requires a Public Hearing before the Board of Douglas County Commissioners with Notice given at least (30) thirty days prior to the hearing of the time and place in at least one publication in a newspaper of general circulation in Douglas County and at the discretion of the Planning Director a Public Hearing before the Planning Commission.

D. Development Standards for the Nonurban Area Exclusive of the Open Space Conservation Area. Development permitted in the Nonurban Area exclusive of the Open Space Conservation Area shall be constructed in accordance with an approved Site Plan, subject to the following development standards except to the extent modified by such Site Plan:

a. Minimum lot area: none

b. Minimum lot width and depth: none

c. Maximum building height: 50 feet, except as increased by the Douglas County Board of Adjustment.

The following setback is required.

a. Minimum setback: none, except adjacent to a public street where 20 feet is the minimum yard.

b. No setback shall be required adjacent to property lines which merely separate uses within the Nonurban Area.

d. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project.

e. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.

f. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

E. Uses Permitted by Right in the Active Recreation and Public Facility Area Portion of the Open Space Conservation Area; the 1200-Acre Area. Planning Areas B, C, D, E, and F as depicted on the Highlands Ranch Development Plan.

a. Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Farms and ranches for production and sale of crops and livestock including tree farms and associated structures.

Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures.

2) Gardens, tree farms, and associated structures.

3) Agricultural education and research facilities.

4) Arboreta.

5) Community gardens.

b. Public and quasi-public facilities

1) Law Enforcement offices and stations

2) Fire stations

3) Libraries

4) Public utility buildings, structures and facilities including. but not limited to:

a) Water and wastewater treatment plants, not exceeding 100,000 gallon capacity, water wells, wellhead treatment equipment, water distribution lines and appurtenances;

b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law, application will be stopped pending further review by the appropriate agency;

c) Potable water reservoirs; buried water tanks with exposed lid not exceeding 5 million gallon storage capacity and surface reservoirs;

d) Electrical, (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities;

d) Flood control facilities required by applicable regulation;

f) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

g) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required

by applicable regulation.

c. Religious institutions including but not limited to churches and retreat facilities not to exceed 350 seats in the main worship area.

d. Public and private colleges and universities, environmental education camps, and satellite educational facilities operated by public and/or private colleges and universities with structures not exceeding 50,000 sq. ft. in areas where access is available.

e. Public or private parks and recreational facilities including but not limited to:

1) Regional, community and neighborhood parks. Passive park uses should be sited or located on the portions of the park that borders the most environmentally sensitive areas.

2) Golf courses and country clubs and associated uses.

3) Commercial recreation with structures not to exceed 50,000 sq. ft.

4) Recreation centers with structures not to exceed 50,000 sq. ft.

5) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area, and polo fields.

6) Sports training center with structures not to exceed 50,000 sq. ft.

7) Skateboard and in-line skating facilities including in-line hockey

8) Trails including pedestrian, bicycle and equestrian

9) Special community events

10) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.

f. Cultural facilities

1) Museums.

2) Cultural centers with structures not to exceed 50,000 sq. ft.

3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.

4) Archaeological sites

5) Archaeological and interpretive centers with sites not to exceed 10 acres.

6) Limited use of existing historic structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, cultural uses and living history museum without expanding the square footage of existing buildings.

g. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.

2) Wildlife interpretive centers at interface between 1,200-acre area and 7000-acre area with sites not to exceed 10 acres.

3) Wildlife conservation area and wildlife habitat enhancement area.

4) Wildlife migration corridors.

5) Controlled wildlife viewing areas.

h. Public and private roads or streets.

i. One residence used by landowner of a ranch or farm to manage the property and/or one residence for purposes of housing a caretaker to manage the subject property.

j. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

k. Easements

l. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors and materials.

F. Uses Permitted by Right in the Golf Course Area Portion of the Open Space Conservation Area
(A portion of the 1200-acre area depicted as Planning Area A on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances.

b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.

c) Flood control facilities required by applicable regulation.

d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Golf courses and country clubs and associated uses.

2) Recreation centers with structures not to exceed 50,000 sq. ft.

3) Trails including pedestrian, bicycle and equestrian

4) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

e. Easements

f. Public and private roads or streets

g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 8 feet in height; and shall use consistent designs, colors and materials.

G. Uses Permitted by Right in the Cultural and Educational Area Portion of the Open Space Conservation Area
(A portion of the 1200-acre area depicted as Planning Area G on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances:

b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.

c) Flood control facilities required by applicable regulation.

d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Trails including pedestrian, bicycle and equestrian

2) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area.

3) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.

4) Special community events.

d. Cultural facilities

1) Museums

2) Cultural centers with structures not to exceed 50,000 sq. ft.

3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.

4) Archaeological sites;

5) Archaeological and interpretative centers with sites not to exceed 10 acres.

e. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.

2) Wildlife interpretative centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.

3) Controlled wildlife viewing areas

f. Public and private roads or streets

g. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

h. Easements

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. or any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and material.

H. Uses Permitted by Right in the Driver Training Facility Area portion of the Open Space Conservation Area.
(A portion of the 1200-acre area depicted in Planning Area I on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Law enforcement training facility for police and fire emergency equipment and citizen driver training.

b. Water wells, well-head treatment equipment, water or natural gas distribution facilities.

c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.

d. Flood control facilities required by applicable regulation.

e. Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

f. Driver's training activity shall occur only during daylight hours without necessitating the use of headlights in accordance with state laws defining use of headlights. Except as needed for minimal security needs, no lighting shall be allowed.

g. Public and private roads or streets.

h. Easements

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height and shall use consistent design, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

I. Uses Permitted by Right in the Playfield Area Portion of the Open Space Conservation Area
(A portion of the 1200-acre area depicted as Planning Area H on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures, excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead equipment, water distribution lines and appurtenances:

b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.

c) Flood control facilities required by applicable regulation.

d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by application regulation.

c. Public recreation facilities including, but not limited to:

1) Playfields as part of a high school/middle school campus.

2) Trails including pedestrian, bicycle and equestrian.

3) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas ~~county~~ County Planning Director based on a recommendation from the HRCA.

e. Easements

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft., permanent directional future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height: shall use consistent designs, colors and materials

g. Public and private road or streets.

J. Uses Permitted by Right in the Horse Corral (Equine Education Area) Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area K, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

2) Gardens, and associated structures

3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances

b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities

d) Flood control facilities required by applicable regulation.

e) Cellular communication facilities pursuant to Douglas County Zoning Resolution.

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Equestrian center, dressage riding area, stables (not intended for year-round "for rent" boarding), indoor arena, with sites not to exceed 20 acres in area, and structures, no single structure to exceed 20,000 square feet.

2) Equestrian trails.

3) Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.

d. Public and private roads or streets.

e. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet. Permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height. Designs, colors and materials shall be consistent.

K. Uses Permitted by Right in the Basecamp Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area L, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

2) Gardens, and associated structures

3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances

b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities

d) Flood control facilities required by applicable regulation.

e) Cellular communication facilities pursuant to Douglas County Zoning Resolution

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Building(s), no single structure to exceed 20,000 square feet, for:

a) Outdoor Education Pre-School.

b) Administrative offices.

2) Accessory structures, not to exceed 10,000 square feet per structure.

3) Day camps, school programs and field trips, programs, and activities for all ages.

4) Community camps for all ages for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan.

5) Limited overnight camping. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.

6) Events and gatherings to support the Backcountry and its mission, or its 501c3 mission, such as, but not limited to, Outdoor Movies, Facility Rentals, Open Houses, Catered events, and similar. No limits for under 150 participants. Six per year for up to 300 people.

d. Trails including pedestrian, equestrian, and bicycle.

e. Public and private roads or streets.

f. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors, and materials.

~~J.~~L. Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area (The 7000-Acre Area)

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Wildlife support.

1) Wildlife conservation area and wildlife habitat enhancement area.

2) Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.

3) Wildlife migration corridors.

4) Controlled wildlife viewing areas.

b. Cultural facilities.

1) Limited use of existing historic structures for a contemporary use including but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum without expanding the square footage of existing

buildings.

2) Archaeological sites:

3) Archaeological interpretive center sites not to exceed 10 acres.

c. Agriculture.

1) Cattle, buffalo and horse ranching including raising, breeding, feeding, and selling of livestock and other animals pending review and associated structures excluding feedlots.

d. Public and quasi-public facilities.

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000 gallon capacity, water wells well-head treatment equipment, water distribution lines and appurtenances.

b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law; application will be stopped pending further review by the appropriate agency.

c) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.

d) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities:

e) Flood control facilities required by applicable regulation.

f) Drainage discharge and flood control lines, systems and facilities including, but not limited to: impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.

g) Easements

e. Recreational facilities and uses, including but not limited to:

1) Community camps for all ages for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.

2) Riding, hiking and biking trails, interpretive trails, trails for people with disabilities, ski touring trails, and associated vista rest stops and picnic areas and parking associated with a trail head staging area in areas near to existing roads.

3) Fishing ponds and casting pools in better wildlife areas.

4) Limited hunting for wildlife management according to Division of Wildlife guidelines only with permission from the landowner.

5) Polo fields.

f. Existing access roads with limited use in best wildlife areas as depicted on Exhibit F of the OSCA Plan.

g. Open space buffers.

h. Public and private roads, streets or arterials and public transportation facilities limited to near or on existing roads or as depicted on Douglas County Master Plan.

i. Interpretive identification signs shall not exceed 35 sq. ft. per sign face and trail identification signs shall not exceed 10 sq. ft. and a maximum height of 6 feet and shall use consistent designs, colors and materials.

j. One residence used by landowner of a ranch or farm to manage property and/or one residence for purposes of housing a caretaker to manage the subject property.

k. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the uses by right. Subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

~~K.~~M. Uses Permitted by Right in the Law Enforcement Training Facility Area of the Open Space Conservation Area
(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County site improvement plan review and approval:

a. Law enforcement training facility.

b. Water wells, well-head treatment equipment, water distribution lines and appurtenances.

c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.

d. Flood control facilities required by applicable regulation.

e. Drainage discharge and flood control lines, systems and facilities including. but not limited to: Impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

f. Public and private roads or streets.

g. One residence used by landowner to manage property and/or one residence for purpose of housing a caretaker to manage the subject property.

h. Easements

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas

County Planning Director based on a recommendation from the HRCA.

~~L.~~N. Uses Permitted by Special Review in the Open Space Conservation Area (8200-acre area)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Exploration for and extraction of mineral resources excluding sand and gravel and rock quarrying, subject to a mineral extraction plan approved by Douglas County.

b. Water and wastewater treatment plants exceeding 100,000 gallon capacity;

c. Community camps for all ages in the Open Space Area for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F on the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures exceeding a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage; and campfire pits. Instructional seating areas, tent pads and associated improvements.

d. Limited use of existing structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum in excess of the square footage of existing buildings.

~~M.~~O. Uses Permitted by Special Review in Active Recreation and Public Facility Area a portion of the 1200-acre area as depicted in Planning Areas B-F on the Highlands Ranch Development Plan.

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area:

b. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer where appropriate:

c. Public and private colleges and universities, environmental education camps, and satellite education facilities operated by public and/or private colleges and universities with structures in excess of 50,000 sq. ft. in areas where access is available.

d. Commercial recreation with structures in excess of 50,000 sq. feet.

e. Recreation centers with structures in excess of 50,000 sq. ft.

f. Recreational water park.

g. Equestrian Center, dressage riding area, stables with sites in excess of 20 acres in area.

h. Ice-skating rink and related facilities.

i. Sports training center with structures in excess of 50,000 sq. ft.

j. Commercial tobogganing and sledding hills located on north facing slopes with limited vegetation removal needed which may include artificial snowmaking

equipment.

k. Cultural Center with structures in excess of 50,000 sq. ft.

l. Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites in excess of 1 acre.

m. Animal rehabilitation center or wildlife hospital with sites in excess of 1-acre.

n. Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites in excess of 10 acres.

o. Dog training area

p. Cemetery and mausoleum.

~~N.~~P. Uses Permitted by Special Review in Law Enforcement Training Facility Area
(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution

a. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer where appropriate.

~~O.~~Q. Development Standards for the Open Space Conservation Area

a. Minimum lot area: none

b. Minimum lot width and depth: none

c. Maximum building height: 35 feet as defined on page 4-3 of the Highlands Ranch Development Guide.

d. The following setback is required:

1) Minimum setback: none, except adjacent to a public street where 20 feet is the minimum and adjacent to Planning Areas 57 and 58 where 30 feet is minimum.

2) No setbacks shall be required adjacent to property lines which merely separate uses within the Open Space Conservation Area.

e. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project to avoid disruption to adjoining uses. Lighting levels should be limited to applicable standards.

f. Trash and storage areas shall be shielded from view by placement within buildings or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials. Trash areas should be bear-proofed.

g. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

h. Building colors should be generally warm and rich in tone in the range of natural colors and earth tones with low reflective value.

i. Building massing should be simple and include strongly integrated geometric forms which closely reflect the activities that occur in the building.

j. Buildings should be scaled to complement their surroundings.

k. Glazing shall be of a non-reflective style.

l. Design structures to step down hillsides and to fit the sloping terrain.

m. For further direction refer to the goals and policies of the Highlands Ranch Open Space Conservation Area Plan.

n. Wherever appropriate new wildlife friendly fencing will be installed according to Colorado Division of Wildlife Standards.

~~P.~~R. Acreage Calculation for the Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and Golf Course Area

a. Intent

In accordance with the 1988 OSCA Agreement and this Plan it is the intent of the "Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and the Golf Course Area" to provide up to 1200 acres for public and commercial recreation and public facility land uses.

In calculating the extent of acreage counted toward the 1200 acres for a given land use, the guiding principle shall be that of overall site integrity. In most cases the calculation shall include the entire property boundary: however it is anticipated that in some cases sufficiently large and important portions of the site may be left out of the 1200 acre accounting, as these areas are either characteristic of the "Open Space Area" or fall within specific wildlife movement corridors or buffers identified on Exhibits F and L of the OSCA Plan.

Areas that may be excluded from the 1200 acre accounting include:

1) 100-year flood plain when left in a natural unchannelized/unimproved state:

2) Significant drainage ways associated with wildlife movement corridors:

3) Land with slopes exceeding 20% grade, excluded from site development:

4) Undisturbed grassland, shrubland, riparian, or woodland vegetation that is not integral to an overall site development plan. In general, for example, land lying between golf course fairways would be considered part of the 1200-acre accounting: unless contained in areas defined by 1, 2, or 3 above and:

5) Collector and arterial roads such as Monarch Blvd., Daniels Park Road, Grigs Road.

b. Accounting Maintenance and Final Determination

Douglas County will maintain a tabulation of acres attributed to the "Active Recreation and Public Facility Area, the Recreational and Education Area, the Playfield Area, Driving Training Area and the Golf Course Area" (the 1200-acre area) updated with each approved land use application. The County shall make the final determination on inclusion or exclusion of acreage in the 1200- acre tabulation.

Given both natural and man-made constraints, the Plan and its accounting

methodology do not guarantee that the full 1200 acres for active recreation and public facilities will be realized.

No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Recreation and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.

~~Q.~~S. Planning Area Boundaries

The boundaries of Planning Areas A-~~J~~ L as depicted on the Highlands Ranch Development Plan may be modified pursuant to the procedure outlined in Section V.G of the Highland Ranch Development Guide.

~~R.~~T. Cultural and Historical Protection Overlay Zone

a. Intent

Native American Indian cultural activities continue today at the Tall Bull Memorial Grounds located within Daniels Park, immediately adjacent to the Highlands Ranch Open Space Conservation Area. These activities include social gatherings, communal spiritual events such as teepee ceremonies and private spiritual undertakings such as vision quests. The grounds provide spiritual sanctuary to 50 American Indian nations, the Native American Church, and various councils and institutions. Maintaining peaceful and visually unobstructed surroundings is of paramount concern. Significant portions of the Highlands Ranch Open Space Area are visible from the Tall Bull Memorial Grounds.

Additional, significant cultural and historical resources lie within this area and deserve special protection. The most visually prominent resources include Daniels Park Road, Grigs/Lafayette Ranch, and the Douglas Pasture Ranch.

b. Permitted Land Uses

Land Uses shall be permitted in accordance with the provisions of the respective planning areas.

c. Development Review Standards

a. Visual Analysis

For all development requiring buildings within the Cultural and Historical Protection Overlay Zone ("The Zone") as depicted on the Highlands Ranch Development Plan, a visual analysis shall be conducted relative to at least two points within the Tall Bull Memorial Grounds. These points shall include at a minimum the central ceremonial ring and a high point along the southern boundary. The first priority shall be to place structures in the Zone such that they will not be seen from these points. In the event that structures cannot be fully invisible from within the Tall Bull Memorial

Grounds, appropriate natural visual screening shall be required.

b. Lighting Standards

Except for more restrictive standards stated herein, all outdoor lighting within the Zone shall be in accordance with the Douglas County Zoning Resolution, as amended.

Outdoor lighting within the Zone shall be limited to the minimum required for security, utilitarian and safety purposes.

All outdoor lighting within the Zone shall be shielded to the extent that the source of illumination (bulb or direct lamp image) is not visible from any adjacent property. Within the Zone no light trespass beyond the facility served shall be allowed or after one-hour beyond business closure, whichever is more restrictive.

No outdoor facility shall be illuminated after 10 p.m. unless for safety reasons.

Maximum fixture height for all lighting within the Zone shall be 24'.

c. Buildings within the Zone portion of Planning Area E shall be sited as far away from Tall Bull Memorial rounds as possible.

d. Development Proposal Referrals

All development proposals within the Cultural and Historical Protection Overlay Zone shall be referred to the Tall Bull Memorial Grounds Council for their participation and input in the design review process.

~~S.~~U. Monarch Blvd. Contribution

Within Planning Areas D, E, and F of the Open Space Conservation Area, a fair and equitable contribution of $ 69/ADT will be paid to Douglas County by the landowner for the following land uses, including other similar land uses as determined by the Planning Director in accordance with applicable provisions of the Highlands Ranch Development Guide and Plan and the Open Space Conservation Area Plan:

a. Uses Permitted by Right

1) Religious institutions at 13.13 ADT/acre;

2) Colleges and universities at 47.6 ADT/acre:

3) Commercial recreation with structures not to exceed 50,000 sq. ft. at 24 ADT/acre:

4) Recreation centers with structures not to exceed 50,000 sq. ft. at 24 ADT/acre; and

5) Sports training center with structures not to exceed 50,000 sq. ft. at 24 ADT/acre.

b) Uses Permitted by Special Review

1) Exploration for and extraction of mineral resources*;

2) Religious institutions including but not limited to churches and retreat

facilities with an excess of 350 seats in the main worship area at 13.13 ADT/acre;

3) Colleges and universities with structures in excess of 50,000 sq. ft. at 47.6 ADT/acre;

4) Commercial recreation with structures in excess of 50,000 sq. ft. at 24 ADT/acre;

5) Recreation centers with structures in excess of 50,000 sq. ft. at 24 ADT/ acre;

6) Recreational water park*;

7) Equestrian Center in excess of 20-acres in area*;

8) Ice-skating rink and related facilities*;

9) Commercial tobogganing and sledding*;

10) Cultural Center with structures in excess of 50.000 sq. ft.*;

11) Amphitheater in excess of 1 acre*; and

12) Dog Training Area.*

* Trip generation to be determined at time of approval of use by special review required traffic report.

The following land uses will not be required to make a contribution:

c. Uses Permitted by Right

1) All agricultural land uses as described in Article XIII-Nonurban Area Section E, Subsection a, of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2a of the Highlands Ranch Open Space Conservation Area Plan.

2) All public and quasi-public facilities land uses as described in Article XIII-Nonurban Area, Section E, Subsection b of the Highlands Ranch Development Guide and Plan and Chapter 2. Section B, Subsection 2.b of the Highlands Ranch Open Space Conservation Area Plan;

3) Public or private parks and recreation facilities as described in Article XIII-Nonurban Area, Section E, Subsection e, items ll, 2), 5), 7), 8), 9), 10) of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2e, items 1), 2), 5), 7), 8), 9), 10) of the Highlands Ranch Open Space Conservation Area Plan;

4) Cultural facilities as described in Article XIII- Nonurban Area. Section E, Subsection f of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B. Subsection 2f of the Highlands Ranch Open Space Conservation Area Plan; and

5) Wildlife support land uses as described in Article XIII-Nonurban Area. Section E. Subsection g of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2g of the Highlands Ranch Open Space Conservation Area Plan.

6) Permitted land uses as described in Article XIII- Nonurban Area, Section E, Subsections h, I, k, l and Chapter 2, Section B, Subsections 2h, I, k, l of

the Highlands Ranch Open Space Conservation Area Plan.

d. Uses by Special Review

1) Uses permitted by special review as described in Article XIII-Nonurban Area, Section L, Subsections b, c, d of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 9, items b, c, d of the Highlands Ranch Open Space Conservation Area Plan; and:

2) Uses permitted by special review as described in Article XIII-Nonurban Area, Section M, Subsections b, m, n, p of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 10, items b, m, n, p of the Highlands Ranch Open Space Conservation Area Plan.

The payment of this contribution must be made prior to recordation of an approved final plat or prior to site improvement plan approval, if no final plat is involved. This requirement is above and beyond the prior commitment of Shea Homes concerning the construction of 4100 linear feet of South Quebec Street (Monarch Blvd). The developer of parcels within Planning Areas D. E and F shall however be responsible for causing the construction of local streets, acceleration/deceleration lanes on Monarch Blvd. as required by Douglas County, proportionate share of signage, signalization and the addition of travel lanes on Monarch Blvd. as may be required by Douglas County for the development within Planning Areas D. E. and F. Upon the conveyance of the 33 acre Driver Training Facility Area (Planning Area I) to Douglas County at no cost to the County. Douglas County shall establish a credit of $ 82,500 to the grantor of the land or its assigns (33 acres x $ 2500/acre) toward any required payment of the $ 69/ADT contribution. The total amount of OSCA contributions pursuant to this commitment of $ 69/ADT shall not exceed $ 966,301.

SECTION XIII - NONURBAN AREA

A. Purpose and Intent. The purpose of this Section is to establish land uses and development standards which will result in the retention of a significant amount of the new Town of Highlands Ranch for nonurban uses. It is the intent of the Nonurban Area to provide land for education and recreational opportunities, public facilities, quasi- public facilities, other uses which are oriented towards community activities and services within the new Town. Further it is the intent of this Section to exclude urban development from areas which provide buffer zones within or surrounding development areas, and to preserve such natural resources as significant vegetation landforms and creek beds: historical and cultural resources such as historic buildings archaeological and paleontological sites: and significant wildlife habitat areas. This section of the Development Guide in conjunction with the Open Space Agreement (Highlands Ranch) was adopted in October 1980 and the Conservation Easement (Highlands Ranch) adopted in April 1980 by the Board of Douglas County Commissioners constitutes the Nonurban Area Management Plan. This section also satisfies Section 3.9 of the Open Space Conservation Agreement (Highlands Ranch) adopted in November 1988 and Section 3.3 of the Wildcat Regional Park Agreement (Highlands Ranch) adopted in November 1996.

B. Uses Permitted by Right in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation Area as a matter of right, subject to the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

1. Farm and garden buildings.
2. Public and private schools and associated agricultural or educational programs including but not limited to:

    a. Public and private elementary, junior high and senior high schools
    b. Preschools
    c. Daycare Centers

3. Parks and recreational facilities, including but not limited to:

    a. Regional, community and neighborhood parks
    b. Community and neighborhood recreation centers (public or private)
    c. Public or private golf courses and country clubs and associated uses
    d. Public and private campgrounds
    e. Public and private reservoirs, lakes and ponds

4. Agricultural and ranching uses such as grazing, feed production, tree farms, and other similar uses and farm and garden buildings accessory thereto.
5. Public and quasi-public facilities including but not limited to:

    a. Religious institutions
    b. Public utility buildings, structures and facilities including but not limited to:

        1) Water and wastewater treatment plants
        2) Reservoirs, lakes, ponds
        3) Electrical, telephone, or natural gas distribution or treatment facilities
        4) Flood control facilities
        5) Cable T.V. facilities

c. Libraries and museums
d. Special district offices
e. Douglas County offices and stations
f. Public services offices such as U.S. West, IREA. Public Service Company

6. Park-N-Rides*
7. Historic structures
8. Paleontological sites
9. Archaeological sites
10. Easements
11. Open space buffers
12. Natural preservation areas (nature study areas)
13. Wildlife habitat areas and wildlife corridors
14. Riding, hiking and biking trails and associated vista and rest stops
15. Streets
16. Signs as provided in Section XV.
17. Off-street parking as provided in Section XVI.
18. Other uses which serve all of a portion of the new Town of Highlands Ranch and similar to and consistent with the Uses by Right or Uses by Special Review may be permitted with the approval of the Planning Director either as a Use by Right or with Board approval as a Use by Special Review as determined by the Planning Director.

C. Uses by Special Review in the Nonurban Area Exclusive of the Open Space Conservation Area. The following uses are permitted in the Nonurban Area exclusive of the Open Space Conservation area subject to the Use by Special Review and the Site Development Plan requirements for buildings as provided in the Douglas County Zoning Resolution.

1. Public or private universities, colleges and junior colleges
2. Major facilities of a public utility
3. Kennels and equestrian facilities
4. Borrow sites
5. Commercial recreation
6. Office

Approval of these uses requires a Public Hearing before the Board of Douglas County Commissioners with Notice given at least (30) thirty days prior to the hearing of the time and place in at least one publication in a newspaper of general circulation in Douglas County and at the discretion of the Planning Director a Public Hearing before the Planning Commission.

D. Development Standards for the Nonurban Area Exclusive of the Open Space Conservation Area. Development permitted in the Nonurban Area exclusive of the Open Space Conservation Area shall be constructed in accordance with an approved Site Plan, subject to the following development standards except to the extent modified by such Site Plan:

1. Minimum lot area: none
2. Minimum lot width and depth: none
3. Maximum building height: 50 feet, except as increased by the Douglas County Board of Adjustment.

The following setback is required.

a. Minimum setback: none, except adjacent to a public street where 20 feet is the minimum yard.
b. No setback shall be required adjacent to property lines which merely separate uses within the Nonurban Area.

4. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project.
5. Trash and storage areas shall be shielded from view by placement within buildings, or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials.
6. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.

E. Uses Permitted by Right in the Active Recreation and Public Facility Area Portion of the Open Space Conservation Area; the 1200-Acre Area. Planning Areas B, C, D, E, and F as depicted on the Highlands Ranch Development Plan.

1. Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Farms and ranches for production and sale of crops and livestock including tree farms and associated structures.

a) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures.

2) Gardens, tree farms, and associated structures.
3) Agricultural education and research facilities.
4) Arboreta.
5) Community gardens.

b. Public and quasi-public facilities

1) Law Enforcement offices and stations
2) Fire stations
3) Libraries
4) Public utility buildings, structures and facilities including, but not limited to:

a) Water and wastewater treatment plants, not exceeding 100,000-gallon capacity, water wells, wellhead treatment equipment, water distribution lines and appurtenances.
b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non-compliance with applicable law, application will be stopped pending further review by the appropriate agency.
c) Potable water reservoirs, buried water tanks with exposed lids (not exceeding 5-million-gallon storage capacity), and surface

reservoirs.

d) Electrical, (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
e) Flood control facilities required by applicable regulation.
f) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
g) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulations.

c. Religious institutions including, but not limited to, churches and retreat facilities not to exceed 350 seats in the main worship area.

d. Public and private colleges and universities, environmental education camps, and satellite educational facilities operated by public and/or private colleges and universities with structures not exceeding 50,000 sq. ft. in areas where access is available.

e. Public or private parks and recreational facilities including but not limited to:

1) Regional, community and neighborhood parks. Passive park uses should be sited or located on the portions of the park that borders the most environmentally sensitive areas.
2) Golf courses and country clubs and associated uses.
3) Commercial recreation with structures not to exceed 50,000 sq. ft.
4) Recreation centers with structures not to exceed 50,000 sq. ft.
5) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area, and polo fields.
6) Sports training center with structures not to exceed 50,000 sq. ft.
7) Skateboard and in-line skating facilities including in-line hockey
8) Trails including pedestrian, bicycle and equestrian
9) Special community events
10) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.

f. Cultural facilities

1) Museums.
2) Cultural centers with structures not to exceed 50,000 sq. ft.
3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
4) Archaeological sites
5) Archaeological and interpretive centers with sites not to exceed 10 acres.
6) Limited use of existing historic structures for contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, cultural uses and living history museum without expanding the square footage of existing buildings.

g. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
2) Wildlife interpretive centers at interface between 1,200-acre area and

7000-acre area with sites not to exceed 10 acres.
3) Wildlife conservation area and wildlife habitat enhancement area.
4) Wildlife migration corridors.
5) Controlled wildlife viewing areas.

h. Public and private roads or streets.
i. One residence, used by landowner of a ranch or farm, to manage the property and/or one residence for purposes of housing a caretaker to manage the subject property.
j. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
k. Easements
l. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors and materials.

F. Uses Permitted by Right in the Golf Course Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area A on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances.
b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
c) Flood control facilities required by applicable regulation.
d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Golf courses and country clubs and associated uses.
2) Recreation centers with structures not to exceed 50,000 sq. ft.
3) Trails including pedestrian, bicycle and equestrian

4) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
e. Easements
f. Public and private roads or streets
g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 8 feet in height; and shall use consistent designs, colors and materials.

G. Uses Permitted by Right in the Cultural and Educational Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area G on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead treatment equipment, water distribution lines and appurtenances:
b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
c) Flood control facilities required by applicable regulation.
d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulation.

c. Public or private recreation facilities including but not limited to:

1) Trails including pedestrian, bicycle and equestrian
2) Equestrian center, dressage riding area, stables with sites not to exceed 20 acres in area.
3) Community camps for all ages in areas with good access and limited to marginal or good and better wildlife habitat areas depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed.
4) Special community events.

d. Cultural facilities

1) Museums
2) Cultural centers with structures not to exceed 50,000 sq. ft.
3) Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites not to exceed 1 acre.
4) Archaeological sites.
5) Archaeological and interpretative centers, with sites not to exceed 10 acres.

e. Wildlife support

1) Animal rehabilitation center or wildlife hospital with sites not to exceed 1 acre.
2) Wildlife interpretative centers at interface between 1200-acre area and 7000-acre area with sites not to exceed 10 acres.
3) Controlled wildlife viewing areas

f. Public and private roads or streets
g. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
h. Easements
i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. or any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and material.

H. Uses Permitted by Right in the Driver Training Facility Area portion of the Open Space Conservation Area.

(A portion of the 1200-acre area depicted in Planning Area I on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Law enforcement training facility for police and fire emergency equipment and citizen driver training.
b. Water wells, well-head treatment equipment, water or natural gas distribution facilities.
c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
d. Flood control facilities required by applicable regulation.
e. Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by applicable regulations.
f. Driver's training activity shall occur only during daylight hours without necessitating the use of headlights in accordance with state laws defining use of headlights. Except as needed for minimal security needs, no lighting shall be allowed.
g. Public and private roads or streets.
h. Easements.
i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft. permanent directional, future use, principal use or

building directional signs shall not exceed 50 sq. ft. or 8 ft. in height and shall use consistent design, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

I. Uses Permitted by Right in the Playfield Area Portion of the Open Space Conservation Area

(A portion of the 1200-acre area depicted as Planning Area H on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Agriculture

1) Cattle, buffalo and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures, excluding feedlots.

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including, but not limited to:

a) Water wells, wellhead equipment, water distribution lines and appurtenances:
b) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities.
c) Flood control facilities required by applicable regulation.
d) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
e) Drainage and discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basins, ditches, conduits and culverts required by application regulation.

c. Public recreation facilities including, but not limited to:

1) Playfields as part of a high school/middle school campus.
2) Trails, including pedestrian, bicycle and equestrian.
3) Special community events.

d. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with the uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

e. Easements

f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 ft., permanent directional future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height: shall use consistent designs, colors and materials

g. Public and private roads or streets.

J. Uses Permitted by Right in the Horse Corral (Equine Education Area) Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area K, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
2) Gardens, and associated structures
3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances
b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities
d) Flood control facilities required by applicable regulation.
e) Cellular communication facilities pursuant to Douglas County Zoning Resolution.
f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Equestrian center, dressage riding area, stables (not intended for year-round "for rent" boarding), indoor arena, with sites not to exceed 20 acres in area, and structures, no single structure to exceed 20,000 square feet.
2) Equestrian trails.
3) Equine related programs and activities, including, but not limited to, trail rides, lessons, and camps.

d. Public and private roads or streets.
e. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
f. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet. Permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height. Designs, colors and materials shall be consistent.

K. Uses Permitted by Right in the Basecamp Portion of the Open Space Conservation Area: the 1,200-acre Area. Planning Area L, as depicted on the Highlands Ranch Development Plan.

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Agriculture

1) Cattle, buffalo, and horse ranching, including raising, breeding, feeding and selling livestock and other animals pending review and associated structures excluding feedlots.
2) Gardens, and associated structures
3) Community Gardens

b. Public and quasi-public facilities

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well head treatment equipment, water distribution lines and appurtenances
b) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
c) Electrical (not to exceed 115 KV), telephone, communication, or natural gas distribution facilities
d) Flood control facilities required by applicable regulation.
e) Cellular communication facilities pursuant to Douglas County Zoning Resolution
f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
g) Easements.

c. Public or private parks and recreational facilities including, but not limited to:

1) Building(s), no single structure to exceed 20,000 square feet, for:

a) Outdoor Education Pre-School.
b) Administrative offices.

2) Accessory structures, not to exceed 10,000 square feet per structure.
3) Day camps, school programs and field trips, programs, and activities for all ages.
4) Community camps for all ages, for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan.
5) Limited overnight camping. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.
6) Events and gatherings to support the Backcountry and its mission, or its 501c3 mission, such as, but not limited to, Outdoor Movies, Facility Rentals, Open Houses, Catered events, and similar. No limits for under 150 participants. Six per year for up to 300 people.

d. Trails, including pedestrian, equestrian, and bicycle.
e. Public and private roads or streets.
f. Other uses which serve all or a portion of Highlands Ranch and similar to and consistent with uses by right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.
g. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 square feet for any one sign with a total of 100 square feet per entry and a maximum height of 8 feet: permanent directional, future use, principal use or building directional signs shall not exceed 50 square feet or 10 feet in height: and shall use consistent designs, colors, and materials.

L. Uses Permitted by Right in the Open Space Area Portion of the Open Space Conservation Area (The 7000-Acre Area)

Uses permitted by right, subject to Douglas County site improvement plan review and approval:

a. Wildlife support.

1) Wildlife conservation area and wildlife habitat enhancement area.
2) Wildlife interpretive centers at interface between 1200-acre area and 7000- acre area with sites not to exceed 10 acres.
3) Wildlife migration corridors.
4) Controlled wildlife viewing areas.

b. Cultural facilities.

1) Limited use of existing historic structures for a contemporary use including but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum without expanding the square footage of existing buildings.
2) Archaeological sites:

a) Archaeological interpretive center sites, not to exceed 10 acres.

c. Agriculture.

1) Cattle, buffalo and horse ranching including raising, breeding, feeding, and selling of livestock and other animals pending review and associated structures excluding feedlots.

d. Public and quasi-public facilities.

1) Public utility buildings, structures and facilities including but not limited to:

a) Water and wastewater treatment plants not exceeding 100,000-gallon capacity, water wells well-head treatment equipment, water distribution lines and appurtenances.
b) Sludge application to properly reuse the by-product of treated effluent to enhance soil condition and forage. In the event a local, state or federal regulatory agency determines that sludge application is in non- compliance with applicable law; application will be stopped pending further review by the appropriate agency.
c) Potable water reservoirs: water tanks not exceeding 5 million gallons storage capacity.
d) Electrical (not to exceed 115 KV), telephone, communication, or natural

gas distribution facilities:

e) Flood control facilities required by applicable regulation.
f) Drainage discharge and flood control lines, systems and facilities including, but not limited to impoundment reservoirs and retaining basin, ditches, conduits and culverts required by applicable regulation.
g) Easements

e. Recreational facilities and uses, including but not limited to:

1) Community camps for all ages, for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F of the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures up to a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage and campfire pits, instructional seating areas, tent pads and associated improvements.
2) Riding, hiking and biking trails, interpretive trails, trails for people with disabilities, ski touring trails, and associated vista rest stops and picnic areas and parking associated with a trail head staging area in areas near to existing roads.
3) Fishing ponds and casting pools in better wildlife areas.
4) Limited hunting for wildlife management according to Division of Wildlife guidelines only with permission from the landowner.
5) Polo fields.

f. Existing access roads with limited use in best wildlife areas as depicted on Exhibit F of the OSCA Plan.
g. Open space buffers.
h. Public and private roads, streets or arterials and public transportation facilities limited to near or on existing roads or as depicted on Douglas County Master Plan.
i. Interpretive identification signs shall not exceed 35 sq. ft. per sign face and trail identification signs shall not exceed 10 sq. ft. and a maximum height of 6 feet and shall use consistent designs, colors and materials.
j. One residence, used by landowner of a ranch or farm, to manage property and/or one residence for purposes of housing a caretaker to manage the subject property.
k. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the uses by right. Subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

M. Uses Permitted by Right in the Law Enforcement Training Facility Area of the Open Space Conservation Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Uses permitted by right subject to Douglas County Site Improvement Plan review and approval:

a. Law enforcement training facility.
b. Water wells, well-head treatment equipment, water distribution lines and appurtenances.
c. Electrical (not to exceed 115 KV), telephone, communication or natural gas distribution facilities.
d. Flood control facilities required by applicable regulation.
e. Drainage discharge and flood control lines, systems and facilities including, but not limited to: Impoundment reservoirs and retaining basins, ditches, conduits and

culverts required by applicable regulations.

f. Public and private roads or streets.

g. One residence, used by landowner to manage property, and/or one residence for purpose of housing a caretaker, to manage the subject property.

h. Easements.

i. Signs as provided in Section XV of the Highlands Ranch Development Guide except that entry signs shall not exceed 50 sq. ft. for any one sign with a total of 100 sq. ft. per entry and a maximum height of 8 feet; permanent directional, future use, principal use or building directional signs shall not exceed 50 sq. ft. or 8 ft. in height; and shall use consistent designs, colors and materials.

j. Other uses which serve all or a portion of Highlands Ranch similar to and consistent with the Uses by Right, subject to review and approval by the Douglas County Planning Director based on a recommendation from the HRCA.

N. Uses Permitted by Special Review in the Open Space Conservation Area (8200-acre area)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Exploration for and extraction of mineral resources excluding sand and gravel and rock quarrying, subject to a mineral extraction plan approved by Douglas County.

b. Water and wastewater treatment plants exceeding 100,000-gallon capacity.

c. Community camps for all ages in the Open Space Area for supervised educational experiences in areas with good access and limited to marginal or good wildlife habitat areas or near the edge between good and better wildlife habitat areas as depicted on Exhibit F on the OSCA Plan. Limited overnight camping shall be allowed. Facilities allowed include structures exceeding a total of 10,000 sq. ft. per camp for dining, restrooms, changing rooms, showers, enclosed storage; and campfire pits. Instructional seating areas, tent pads and associated improvements.

d. Limited use of existing structures for a contemporary use including, but not limited to ranch headquarters, caretaker structures, heritage center, and living history museum in excess of the square footage of existing buildings.

O. Uses Permitted by Special Review in Active Recreation and Public Facility Area a portion of the 1200-acre area as depicted in Planning Areas B-F on the Highlands Ranch Development Plan.

Subject to Douglas County USR permit process per Douglas County Zoning Resolution:

a. Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area:

b. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscaped buffer, where appropriate:

c. Public and private colleges and universities, environmental education camps, and satellite education facilities operated by public and/or private colleges and universities with structures in excess of 50,000 sq. ft. in areas where access is available.

d. Commercial recreation with structures in excess of 50,000 sq. feet.

e. Recreation centers with structures in excess of 50,000 sq. ft.

f. Recreational water park.

g. Equestrian Center, dressage riding area, stables with sites in excess of 20 acres in area.

h. Ice-skating rink and related facilities.

i. Sports training center with structures in excess of 50,000 sq. ft.

j. Commercial tobogganing and sledding hills located on north facing slopes with limited vegetation removal needed which may include artificial snowmaking equipment.

k. Cultural Center with structures in excess of 50,000 sq. ft.

l. Amphitheater limited to cultural or instructional programs of a limited nature constructed compatible with the natural surroundings with sites in excess of 1 acre.
m. Animal rehabilitation center or wildlife hospital with sites in excess of 1-acre.
n. Wildlife interpretive centers at interface between 1200-acre area and 7000-acre area with sites in excess of 10 acres.
o. Dog training area
p. Cemetery and mausoleum.

P. Uses Permitted by Special Review in Law Enforcement Training Facility Area

(A portion of the 7000-acre area depicted in Planning Area J on the Highlands Ranch Development Plan)

Subject to Douglas County USR permit process per Douglas County Zoning Resolution

a. Electrical facilities over 115 KV, cable television, radio and communication reception and transmission facilities with landscape buffer, where appropriate.

Q. Development Standards for the Open Space Conservation Area

a. Minimum lot area: none
b. Minimum lot width and depth: none
c. Maximum building height: 35 feet as defined on page 4-3 of the Highlands Ranch Development Guide.
d. The following setback is required:

1) Minimum setback: none, except adjacent to a public street where 20 feet is the minimum and adjacent to Planning Areas 57 and 58 where 30 feet is minimum.
2) No setbacks shall be required adjacent to property lines which are merely separating uses within the Open Space Conservation Area.

e. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project to avoid disruption to adjoining uses. Lighting levels should be limited to applicable standards.
f. Trash and storage areas shall be shielded from view by placement within buildings or by enclosure within opaque walls or fences not less than 5 feet in height. Wall and fence materials shall complement exterior building materials. Trash areas should be bear-proofed.
g. All parking lots and driveways shall be maintained in a reasonably neat and clean manner in order to reduce particulate and nonpoint source pollution.
h. Building colors should be generally warm and rich in tone in the range of natural colors and earth tones with low reflective value.
i. Building massing should be simple and include strongly integrated geometric forms which closely reflect the activities that occur in the building.
j. Buildings should be scaled to complement their surroundings.
k. Glazing shall be of a non-reflective style.
l. Design structures to step down hillsides and to fit the sloping terrain.
m. For further direction refer to the goals and policies of the Highlands Ranch Open Space Conservation Area Plan.
n. Wherever appropriate new wildlife friendly fencing will be installed according to Colorado Division of Wildlife Standards.

R. Acreage Calculation for the Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and Golf Course Area

a. Intent

In accordance with the 1988 OSCA Agreement and this Plan it is the intent of the "Active Recreation and Public Facility Area, the Cultural and Educational Area, the Playfield Area, Driver Training Area and the Golf Course Area" to provide up to 1200 acres for public and commercial recreation and public facility land uses.

In calculating the extent of acreage counted toward the 1200 acres for a given land use, the guiding principle shall be that of overall site integrity. In most cases the calculation shall include the entire property boundary: however it is anticipated that in some cases sufficiently large and important portions of the site may be left out of the 1200 acre accounting, as these areas are either characteristic of the "Open Space Area" or fall within specific wildlife movement corridors or buffers identified on Exhibits F and L of the OSCA Plan.

Areas that may be excluded from the 1200-acre accounting include:

1) 100-year flood plain when left in a natural unchannelized/unimproved state;
2) Significant drainage ways associated with wildlife movement corridors;
3) Land with slopes exceeding 20% grade, excluded from site development;
4) Undisturbed grassland, shrubland, riparian, or woodland vegetation that is not integral to an overall site development plan. In general, for example, land lying between golf course fairways would be considered part of the 1200-acre accounting: unless contained in areas defined by 1, 2, or 3 above, and;
5) Collector and arterial roads such as Monarch Blvd., Daniels Park Road, Grigs Road.

b. Accounting Maintenance and Final Determination

Douglas County will maintain a tabulation of acres attributed to the "Active Recreation and Public Facility Area, the Recreational and Education Area, the Playfield Area, Driving Training Area and the Golf Course Area" (the 1200-acre area) updated with each approved land use application. The County shall make the final determination on inclusion or exclusion of acreage in the 1200- acre tabulation.

Given both natural and man-made constraints, the Plan and its accounting methodology do not guarantee that the full 1200 acres for active recreation and public facilities will be realized.

No acreage south of the regional trail west of Monarch Blvd. extended and no acreage east of the regional trail east of Monarch Blvd. extended shall be developed in accordance with the "Active Recreation and Public Facility Area, the Recreation and Education Area, the Playfield Area, Driver Training Area, and the Golf Course Area". The only exception may be a portion of a wildlife or nature interpretive center or other permitted uses within Planning Area G and permitted uses within Planning Area I.

S. Planning Area Boundaries

The boundaries of Planning Areas A-L as depicted on the Highlands Ranch Development Plan may be modified pursuant to the procedure outlined in Section V.G of the Highland Ranch Development Guide.

T. Cultural and Historical Protection Overlay Zone

a. Intent

Native American Indian cultural activities continue today at the Tall Bull Memorial Grounds located within Daniels Park, immediately adjacent to the Highlands Ranch Open Space Conservation Area.

These activities include social gatherings, communal spiritual events such as teepee ceremonies and private spiritual undertakings such as vision quests.

The grounds provide spiritual sanctuary to 50 American Indian nations, the Native American Church, and various councils and institutions. Maintaining peaceful and visually unobstructed surroundings is of paramount concern.

Significant portions of the Highlands Ranch Open Space Area are visible from the Tall Bull Memorial Grounds.

Additional, significant cultural and historical resources lie within this area and deserve special protection. The most visually prominent resources include Daniels Park Road, Grigs/Lafayette Ranch, and the Douglas Pasture Ranch.

b. Permitted Land Uses

Land Uses shall be permitted in accordance with the provisions of the respective planning areas.

c. Development Review Standards

1) Visual Analysis

For all development requiring buildings within the Cultural and Historical Protection Overlay Zone ("The Zone") as depicted on the Highlands Ranch Development Plan, a visual analysis shall be conducted relative to at least two points within the Tall Bull Memorial Grounds. These points shall include at a minimum the central ceremonial ring and a high point along the southern boundary.

The first priority shall be to place structures in the Zone such that they will not be seen from these points.

In the event that structures cannot be fully invisible from within the Tall Bull Memorial Grounds, appropriate natural visual screening shall be required.

2) Lighting Standards

Except for more restrictive standards stated herein, all outdoor lighting within the Zone shall be in accordance with the Douglas County Zoning Resolution, as amended.

Outdoor lighting within the Zone shall be limited to the minimum required for security, utilitarian and safety purposes.

All outdoor lighting within the Zone shall be shielded to the extent that the source of illumination (bulb or direct lamp image) is not visible from any

adjacent property. Within the Zone no light trespass beyond the facility served shall be allowed or after one-hour beyond business closure, whichever is more restrictive.

No outdoor facility shall be illuminated after 10 p.m. unless for safety reasons.

Maximum fixture height for all lighting within the Zone shall be 24'.

3) Buildings within the Zone portion of Planning Area E shall be sited as far away from Tall Bull Memorial rounds as possible.

4) Development Proposal Referrals.

All development proposals within the Cultural and Historical Protection Overlay Zone shall be referred to the Tall Bull Memorial Grounds Council for their participation and input in the design review process.

U. Monarch Blvd. Contribution

Within Planning Areas D, E, and F of the Open Space Conservation Area, a fair and equitable contribution of $ 69/ADT will be paid to Douglas County by the landowner for the following land uses, including other similar land uses as determined by the Planning Director in accordance with applicable provisions of the Highlands Ranch Development Guide and Plan and the Open Space Conservation Area Plan:

a. Uses Permitted by Right

1) Religious institutions at 13.13 ADT/acre;
2) Colleges and universities at 47.6 ADT/acre:
3) Commercial recreation with structures not to exceed 50,000 sq. ft. at 24 ADT/acre:
4) Recreation centers with structures not to exceed 50,000 sq. ft. at 24 ADT/acre; and
5) Sports training center with structures not to exceed 50,000 sq. ft. at 24 ADT/acre.

b) Uses Permitted by Special Review

1) Exploration for and extraction of mineral resources*;
2) Religious institutions including but not limited to churches and retreat facilities with an excess of 350 seats in the main worship area at 13.13 ADT/acre;
3) Colleges and universities with structures in excess of 50,000 sq. ft. at 47.6 ADT/acre;
4) Commercial recreation with structures in excess of 50,000 sq. ft. at 24 ADT/acre;
5) Recreation centers with structures in excess of 50,000 sq. ft. at 24 ADT/ acre;
6) Recreational water park*;
7) Equestrian Center in excess of 20-acres in area*;
8) Ice-skating rink and related facilities*;
9) Commercial tobogganing and sledding*;
10) Cultural Center with structures in excess of 50.000 sq. ft.*;
11) Amphitheater in excess of 1 acre*; and
12) Dog Training Area.*

* Trip generation to be determined at time of approval of use by special review required traffic report.

The following land uses will not be required to make a contribution:

d. Uses Permitted by Right

1) All agricultural land uses as described in Article XIII-Nonurban Area Section E, Subsection a, of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2a of the Highlands Ranch Open Space Conservation Area Plan.
2) All public and quasi-public facilities land uses as described in Article XIII-Nonurban Area, Section E, Subsection b of the Highlands Ranch Development Guide and Plan and Chapter 2. Section B, Subsection 2.b of the Highlands Ranch Open Space Conservation Area Plan.
3) Public or private parks and recreation facilities as described in Article XIII-Nonurban Area, Section E, Subsection e, items ll, 2), 5), 7), 8), 9), 10) of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2e, items 1), 2), 5), 7), 8), 9), 10) of the Highlands Ranch Open Space Conservation Area Plan.
4) Cultural facilities as described in Article XIII- Nonurban Area. Section E, Subsection f of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B. Subsection 2f of the Highlands Ranch Open Space Conservation Area Plan.
5) Wildlife support land uses as described in Article XIII-Nonurban Area. Section E. Subsection g of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 2g of the Highlands Ranch Open Space Conservation Area Plan.
6) Permitted land uses as described in Article XIII- Nonurban Area, Section E, Subsections h, I, k, l and Chapter 2, Section B, Subsections 2h, I, k, l of the Highlands Ranch Open Space Conservation Area Plan.

e. Uses by Special Review

1) Uses permitted by special review as described in Article XIII-Nonurban Area, Section L, Subsections b, c, d of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 9, items b, c, d of the Highlands Ranch Open Space Conservation Area Plan; and:
2) Uses permitted by special review as described in Article XIII-Nonurban Area, Section M, Subsections b, m, n, p of the Highlands Ranch Development Guide and Plan and Chapter 2, Section B, Subsection 10, items b, m, n, p of the Highlands Ranch Open Space Conservation Area Plan.

The payment of this contribution must be made prior to recordation of an approved Final Plat or prior to Site Improvement Plan approval, if no Final Plat is involved. This requirement is above and beyond the prior commitment of Shea Homes concerning the construction of 4100 linear feet of South Quebec Street (Monarch Blvd).

The developer of parcels within Planning Areas D, E and F shall however be responsible for causing the construction of local streets, acceleration/deceleration lanes on Monarch Blvd, as required by Douglas County, proportionate share of signage, signalization and the addition of travel lanes on Monarch Blvd, as may be required by Douglas County for the development within Planning Areas D, E, and F.

Upon the conveyance of the 33-acre Driver Training Facility Area (Planning Area I) to Douglas

County at no cost to the County.

Douglas County shall establish a credit of $ 82,500 to the grantor of the land or its assigns (33 acres x $ 2500/acre) toward any required payment of the $ 69/ADT contribution.

The total amount of OSCA contributions pursuant to this commitment of $ 69/ADT shall not exceed $ 966,301.

DOUGLAS COUNTY
COLORADO

Memorandum

Date:	December 12, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Brett Thomas, AICP, Chief Planner Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Highlands Ranch Planned Development, 81st Amendment**
Project File:	**ZR2025-004**

Planning Commission Hearing:	**December 1, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 16, 2025 @ 2:30 p.m.**

At the Planning Commission hearing on December 1, 2025, an attorney representing the Highlands Ranch Law Enforcement Training Foundation (HRLETF) requested a disclosure be included for future Backcountry applications. In response to public testimony, the Highlands Ranch Community Association (HRCA) agreed to consider such a disclosure. HRCA and the HRLETF Board have agreed on language for the disclosure.

Should the Board find that the approval criteria for the major amendment are met, the following additional condition should be considered for inclusion in its motion:

3. A notice reciting the potential impacts from the Highlands Ranch Law Enforcement Training Foundation shall be placed on each site improvement plan and plat which includes any portion of Planning Areas K and L.

   The Highlands Ranch Law Enforcement Training Foundation (together with successors and assigns, "Facility") is adjacent to Planning Areas K and L. Owners, occupants, and visitors of Planning Areas K and L are subject to inherent health and safety risks, including but not limited to: (i) daily and potential night-time noise and vibration from firearms, explosives, helicopters, and vehicles; (ii) environmental exposure to lead and other contaminants; (iii) incidental safety risks related to firearms and tactical training activities conducted under organized conditions at the Facility; and (iv) potential interaction with dogs used in law enforcement training, which may carry a risk of bites or other injuries. A notice reciting the above-stated potential impacts from such the Facility shall be placed on each site improvement plan and plat which includes any portion of Planning Areas K and L.

The applicant, HRCA, has agreed to the proposed condition.

In addition, correspondence has been received since the staff report to the Board of County Commissioners was finalized on December 2, 2025. That public correspondence is attached to this memorandum.

ATTACHMENTS

Public Correspondence Since Staff Report Finalized

From: Comcast
To: BOCC@douglas.co.us
Subject: Zoning Change for Highlands Ranch Backcountry
Date: Monday, December 8, 2025 1:55:13 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please support the zoning change to allow for the basecamp building to be built on the Highlands Ranch Backcountry property.

This amenity is wonderful and my family has benefited over the years from all of their programs.

Chad

From: Kelsey Hall
To: bocc@douglas.co.us
Subject: APPROVE BACKCOUNTRY REZONING
Date: Monday, December 8, 2025 1:05:19 PM
Attachments: image001.png

Caution: This email originated outside the organization. Be cautious with links and attachments.

REQUEST TO APPROVE BACKCOUNTRY REZONING
~~NOT~~ YES In My Backyard

HRCA Backcountry is the best representation of what Colorado stands for with its dream of bettering the next generation and reestablishing the local conservation land for generations to come. The Backcountry throughout the years has created the conservation area, reestablished the elk migration, removed deadfall and innocuous weeds (removing key fire starters), bettered the vegetation for feeding the bear, elk, deer and turkey populations, as well as established a nature-based learning environment for youngsters.

Without everything the Backcountry has established and maintained, the local Highlands Ranch and Douglas County would be lacking pivotal key attractions to the region. It's absurd to think that people would be protesting this action item without the true understanding of everything that the Backcountry has created and the opportunities that this will continue to bring the next generation, all because they believe their view of the mountains will be taken away.

Without the Backcountry and all its hard work, there would be no summer or winter nature camps, daily preschool activities onsite, horseback riding and training, the only outdoor 3D archery range in Colorado and summer movie series that is beloved by all. As well as, there would be continued poaching of animals, and human interactions via off-roading and biking through trails during pivotal migration periods of the wild animal reducing the population.

The Backcountry is requesting two buildings in the current human populated area of which the herds do not access to create all weather buildings for the people currently onsite using the property. The nature preschool and year-round camps deserve permanent facilities in which they are currently using mobile trailers.

**Note that when getting criticism from the Cheroke Ranch neighborhood, they showed their view which seems to be missing the structures currently on property and the proposed buildings would be located with. All rezoning is being requested to the north of the neighborhood and would have no impact to the western mountain view. Funny enough, the buildings would only obstruct the elks view of the mountain as all property to the east in conservation land for miles.

***Also, ask them how much the elk population has increased over the years via the hard work and management by the Backcountry to reestablish the herd.

Sincerely,

Kelsey B. Hall, CPL
Director of Operations
P.O. Box 6194
Denver, CO 80206
M: 469-688-2411
khall@portcolorado.com
www.portcolorado.com

From: Ryan Hall
To: bocc@douglas.co.us
Subject: Vote to Approve Backcountry Rezoning
Date: Monday, December 8, 2025 1:45:52 PM
Attachments: image002.png

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good afternoon,

As a Highlands Ranch resident and active community member, I can not emphasize enough how much the Backcountry means to the community and HRCA. They have done nothing but amplified everything that it means to be a Coloradan.

HRCA has increased the Elk population by managing the herd, restricting habitation by establishing the conservation area (as well as continued to adopt more land into it), limit seasonal activities and access for the herds to thrive and increase in population. As well as removed all poaching which used to occur on a regular basis prior to their creation.

Backcountry also focuses on the good of the people and next generation by allowing for youth camps, horseback riding, weekend nature activities, and summer night movies. We need more accessibility for events like this to allow for children to remain outdoors away from electronics and exploring / appreciating the great outdoors.

Without the continued betterment of the Backcountry, we will continue to live in a “not in my backyard” world where the concepts remain ideas that are never fulfilled and children are restricted to indoor activities with lack of socialization or conceptual understanding of the great State that we live in.

Best regards,
Ryan Hall, RPL
Staff Division Order Analyst

Overland Oil & Gas, LLC
44 Cook Street, Suite 650
Denver, CO 80206

From:	Seth Houy
To:	BOCC@douglas.co.us
Subject:	Support for HRCA Zoning Amendment – Backcountry Wilderness Base Camp
Date:	Monday, December 8, 2025 12:45:50 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Commissioners,

My name is Seth Houy, and I'm both a Highlands Ranch resident and a parent of a five-year-old who participates in programs in the Backcountry Wilderness Area. I'm writing to express my support for HRCA's zoning amendment request that would allow the construction of two additional facilities at the Base Camp and Horse Corrals.

These programs have become an important part of our community—not just recreationally, but developmentally. The Backcountry Wilderness Area provides a safe, structured environment where kids can disconnect from screens, explore nature, build confidence, and learn hands-on skills they simply don't encounter elsewhere. As a parent, I've seen firsthand how meaningful these experiences are for my daughter and her peers.

The proposed facilities would create weather-resilient spaces that allow these programs to continue safely year-round, expand educational opportunities, and improve the quality of experiences offered to local families. Importantly, the plans stay within areas already used by people and impact less than 1% of the Backcountry's footprint, preserving the natural habitat while enhancing public benefit. This feels like a thoughtful, balanced approach that protects the wilderness area while still supporting growing community needs.

Highlands Ranch families deeply value the Backcountry and the unique programs HRCA provides. Strengthening this resource only enhances the long-term livability and appeal of our area—something I see every day in my work in residential real estate.

Thank you for your time and consideration. I hope you'll support this amendment and the positive impact it will have on local children and families.

Sincerely,
Seth Houy
303-875-9841

From:	Whitney Pappas
To:	BOCC@douglas.co.us
Cc:	Liz Wattiker ♥
Subject:	I support the backcountry
Date:	Monday, December 8, 2025 1:04:30 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi,

I’m writing to express my support for more kids getting outdoors and the enhancement of the backcountry camp area.

-Whitney Pappas

From: Susan Kamberos
To: BOCC@douglas.co.us
Subject: HRCA Backcountry
Date: Monday, December 8, 2025 7:09:10 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Board Members,
I am in huge support of offering more opportunities to our kids in Highlands Ranch by enhancing the Outdoor Education program. Now more than ever our kids need to learn what amazing opportunities live outside of their houses, their phones and screens.

Please support the enhancements of the Backcountry Camp area.

Thank you,
Susan Kamberos
Administrative Assistant, School Leadership Department
Ian Wells, Executive Director of Schools (WHR Region)
John Gutierrez, Executive Directors of Schools (EHR Region)
(303) 387-9640
School Leadership Google Site

Sender and receiver should be mindful that all incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et. seq

Privileged, Confidential Statement: This email message and any accompanying documents contain information which is privileged, confidential, and intended only for the use of the above-named recipient. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, printing or copying of this message is strictly prohibited. If you have received this message in error, please immediately notify me by telephone or return the email message to me. Thank you.

From:	Kiel Downing
To:	BOCC@douglas.co.us
Subject:	HRCA Backcountry Rezoning, Douglas County Board of County Commissioners
Date:	Monday, December 8, 2025 3:41:00 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Kiel Downing
10823 Cedar Brook lane
Highlands Ranch, CO 80126
kieldown@gmail.com

Douglas County Board of County Commissioners
Attn: Planning / Land Use Division

Dear Commissioners,

I am writing to express my strong support for the proposed rezoning of the Backcountry Wilderness Area.

My support is grounded in the following reasons:
1. The Backcountry Base Camp has already been used for outdoor education, equestrian and recreational programming since 2016. The proposed zoning formally acknowledges and clarifies these long-established uses and does not introduce new uses or pre-approve any construction. Rezoning of the area in questions would allow for continued and expanded opportunities to provide outdoor education and recreational opportunities. These programs will continue to be minimally impactful to the Backcountry and the surrounding community.
2. The rezoning applies only to 65 acres which is less than 1% of the 8,200-acre Backcountry area and focuses exclusively on areas already shaped by human activity (Base Camp and Horse Corrals), thereby preserving the vast majority of the property as protected wildlife habitat. This ensures that sensitive interior habitats, home to elk, birds, and other wildlife, remain undisturbed.
3 The Backcountry serves as a vital green space for families, youth, and adults by offering opportunities for environmental education, recreation, and connection with nature close to home. By concentrating human activity where infrastructure exists rather than in undisturbed natural zones, this rezoning balances human use with ecological stewardship which is a model approach for sustainable growth in our rapidly developing region.

I urge the Board to support the rezoning of the Backcountry Wilderness Area as proposed. This change represents thoughtful, balanced land-use planning that respects both the natural environment and our community's need for accessible green space, recreation, and environmental education.

Thank you for considering my views.

Sincerely,

Kiel Downing

From: Taylor Norris
To: bocc@douglas.co.us
Subject: HRCA Backcountry Area Douglas County Zoning Project
Date: Sunday, December 7, 2025 1:09:42 PM

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello Commissioners,

I am writing to share my support and feedback regarding the potential zoning project in the HRCA Backcountry area. My son attends Wild Roots Preschool, and our family deeply values the unique opportunity it provides for children to learn and grow immersed in nature every day.

This proposed project would offer families meaningful peace of mind, knowing that our little ones—and future students—will have a safe, weather-resilient space to learn during extremely cold or harsh conditions, while still remaining connected to their Wild Roots community. These improvements would enhance safety, create year-round learning environments, and expand access to high-quality, nature-based education. With the affected area representing less than 1% of the Backcountry, the proposal supports the places where children and visitors engage with nature, all while maintaining a conservation-first approach.

For Wild Roots specifically, we are thrilled about the prospect of dedicated indoor preschool classrooms that will serve current and future students, enriching their experience without compromising the program's outdoor focus.

Thank you for your consideration and for your commitment to thoughtfully guiding the future of our community.

Sincerely,

Taylor Norris

Taylor Norris • Graphic Designer
She/Her
p: 308.233.2621
e: taylor.marie.norris@gmail.com
w: https://www.taylor-made-design.co/

From: Lee Kamberos
To: BOCC@douglas.co.us
Subject: HRCA Backcountry
Date: Monday, December 8, 2025 7:58:45 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Board Members,
I am in huge support of offering more opportunities to our kids in Highlands Ranch by enhancing the Outdoor Education program. Now more than ever our kids need to learn what amazing opportunities live outside of their houses, their phones and screens.

Please support the enhancements of the Backcountry Camp area.

Thank you,
Lee Kamberos

From: Chris Johnson
To: bocc@douglas.co.us
Subject: Backcountry Zoning
Date: Monday, December 8, 2025 2:17:06 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear County Commissioners,

I am writing to express my strong support for the Highlands Ranch Community Association's (HRCA) zoning efforts aimed at conservation, specifically as it relates to their efforts to protect habitat while fostering improved facilities for their program participants, with a focus on safety. The Backcountry Wilderness Area is like no other, anywhere in the country. It serves as a model for inter-urban conservation in the areas of habitat improvement, outreach and recreational opportunities.

I believe these efforts are vital for preserving the Backcountry Wilderness Area and ensuring the long-term environmental health of our community. Supporting HRCA in this initiative will help protect open space and maintain the quality of life in Highlands Ranch.

I urge you to approve the proposed zoning measures that support these important conservation goals and HRCA's ongoing mission of outdoors related engagement.

Thank you for your time and consideration of this important matter.

Sincerely,
Chris Johnson
Highlands Ranch, CO

--
Chris Johnson
President
Rome Sausage Company
303-296-7663
www.romesausage.com

From: Woody Anderson
To: BOCC@douglas.co.us
Subject: Backcountry Wilderness Base Camp
Date: Monday, December 8, 2025 1:11:21 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

County Commissioners,

I'm writing to share my strong support for the Highland Ranch Backcountry Wilderness Area's request to rezone their property off Santa Fe.

We were residents of Highlands Ranch for 17 years and have been in Roxborough for the last three. While in Highlands Ranch, the Backcountry Wilderness Area played a vital role in the life of our family. We participated in many of their programs as we sought experiences for our children that would connect them to the beautiful natural world that was in our backyard. Those decisions were instrumental in growing their respect for and desire to protect and enjoy all that the Backcountry Wilderness area and beyond has to offer.

The team that supports the BWA has done as best they can with the very limited resources available to them. The potential is so much greater and hearing of their plans to build structures that support their mission deserves our backing. Their mission is desperately needed in a world filled with screens, phones, video games and indoor entertainment. Every time a child interacts with nature, we have taken one small step to ensuring the magnificent beauty of Colorado is better understood and valued for future generations.

Please vote to support the Backcountry Wilderness Area!

Thank you,
Sherwood (Woody) Anderson
10541 Raven Run
Roxborough, CO 80125

From:	Chris
To:	bocc@douglas.co.us
Subject:	Backcountry Wilderness Area Zoning
Date:	Sunday, December 7, 2025 10:26:09 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello. I would like to express my support for the proposed zoning updates to allow future development of weather-safe shelter for the outdoor education program and an indoor equestrian facility.

I am a senior citizen who is relatively new to Highlands Ranch. This year I started taking riding lessons at the horse corrals. The instructor, Nichole Adams, is a highly qualified expert and excellent teacher. I am learning so much about horses, including their care. However, I will not be continuing my lessons during the winter months. It's too cold for me. In addition to thinking about my own comfort, I am concerned about the instructors and horses who are outside in the freezing cold and blazing heat.

Additionally, I believe more families and children would enjoy the resources of the Backcountry Wilderness Area if an indoor classroom or shelter facility were provided. I was very surprised to learn that children in the Wild Roots Preschool are outdoors year round. I'm sure HRCA has ensured that the children are safe, but it seems extreme.

I understand some residents and neighbors are concerned about the impact on the environment or aesthetics. The equestrian facility in particular is located close to the road; on the road side of the law enforcement facility. I haven't studied wildlife patterns, of course, but it doesn't seem like a spot that would be attractive to elk and other animals. As for aesthetic concerns, the existing set up of portable sheds and make-shift fencing is hardly attractive. There are many examples of beautiful horse stables and indoor rings.

I hope this zoning proposal is accepted and eventually leads to the construction of new facilities for people and horses.

Thank you,

Chris Siegel

From: Jeff Wellen
To: BOCC@douglas.co.us
Subject: Backcountry Wilderness Area - Support for Zoning for New Buildings
Date: Monday, December 8, 2025 7:42:22 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Douglas County Commissioners,

I wanted to write in support of the proposed construction of the new buildings in the Backcountry Wilderness Area. My wife, twin 10 year old daughters, and I all love the Backcountry and the opportunities and programs the BWA offers to get us outside. My daughters have learned to ride horses, had outdoor survival camps, attended summer camps, birthday parties, and so many other fun outdoor activities. Having additional amenities for camps and horse riding will benefit so many people, but especially the kids.

Please approve the construction of these buildings.

Thank you for your consideration.

Jeff Wellen, P.E.
Highlands Ranch Resident since 2010

From: Ryan Hall
To: bocc@douglas.co.us
Subject: Backcountry Rezoning Approval
Date: Monday, December 8, 2025 1:47:29 PM

> **Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello,

As a Highlands Ranch resident and active community member, I can not emphasize enough how much the Backcountry means to the community and HRCA. They have done nothing but amplified everything that it means to be a Coloradan.

HRCA has increased the Elk population by managing the herd, restricting habitation by establishing the conservation area (as well as continued to adopt more land into it), limit seasonal activities and access for the herds to thrive and increase in population. As well as removed all poaching which used to occur on a regular basis prior to their creation.

Backcountry also focuses on the good of the people and next generation by allowing for youth camps, horseback riding, weekend nature activities, and summer night movies. We need more accessibility for events like this to allow for children to remain outdoors away from electronics and exploring / appreciating the great outdoors.

Without the continued betterment of the Backcountry, we will continue to live in a “not in my backyard” world where the concepts remain ideas that are never fulfilled and children are restricted to indoor activities with lack of socialization or conceptual understanding of the great State that we live in.

-Ryan

From: Kristi Giebel
To: BOCC@douglas.co.us
Subject: Backcountry Basecamp
Date: Monday, December 8, 2025 1:12:46 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

To whom it may concern,

I am writing in support of getting more kids outside and enhancing the backcountry. Both of my children have attended camp throughout the years and have absolutely loved it. I truly believe that the future of conservation is dependent on educating our youth to love and protect the outdoor outdoors. Having these enhancements in the backcountry will teach more kids to do exactly that!

Thank you,
Kristi

From: Jennifer Morton
To: bocc@douglas.co.us
Subject: Backcountry Base Camp
Date: Monday, December 8, 2025 7:45:55 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello Commissioners,

I'm writing to express my strong support for the proposed zoning change that would allow the Backcountry Base Camp to add a new building for its outdoor education and youth programs.

I've lived in Highlands Ranch for 24 years and my family has both worked at and attended the Backcountry programs. They've been an incredible resource for kids and for our community.

I encourage you to approve the zoning change and support the continued growth of these programs.

Thank you for your consideration.

Sincerely,

Jennifer Morton
Highlands Ranch Resident

Sent from Outlook

From:	Halls
To:	bocc@douglas.co.us
Subject:	Back Country Wilderness Area Zoning Support
Date:	Monday, December 8, 2025 4:30:50 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

TO: Douglas County Commissioners

FROM: Steve Hall, Highland Ranch Homeowner, Fish and Wildlife Agency Professional Conservation Educator, Volunteer

RE: Highland Ranch Community Association (HRCA); Backcountry Wilderness Area

SUBJ: Support and Feedback - Zoning Process

I strongly support your consideration of the zoning proposals for the HRCC Backcountry Wilderness Area to achieve three main objectives:

1. Improve safety and program quality by eventually allowing appropriate facilities—such as weather-safe shelter—for the outdoor education and equestrian programs that have grown significantly since 2016.
2. Expand year-round access to environmental education and outdoor recreation for families across the region.
3. Protect high-value habitat by relocating development potential away from sensitive interior areas and concentrating it at Base Camp and the Horse Corrals—two areas already shaped by human activity.

As a longtime outdoor and conservation administrator, educator and volunteer, I know that fulfilling the objectives above will improve: 1) overall family health and quality of life, 2) conservation efforts in Douglas County and its communities, and 3) safe and responsible outdoor and indoor programming for Highlands Ranch citizens and their guests.

Having worked for over 45 years for such agencies and organizations as Texas Parks and Wildlife (36 years), Colorado Division of Wildlife, and International Hunter Education Association, and having recently started

volunteering for the HRCC leading such activities as birdwatching, and elk/nature tours, and teaching activities such as archery, I know how important it is to lead safe, interactive and informational activities that are inviting, comfortable, proximal and engaging to families. With the addition of high quality places to gather and learn, especially during inclement weather, HRCA will enhance many of its Backcountry facilities and activities, especially those geared towards young people. Volunteer instructors like myself can greatly expand our conservation education programs where we can 'meet & teach', then head 'up the trail' for hands-on learning experiences. My personal specialty is safe, legal and ethical outdoor behaviors and the Backcountry zoning effort will most certainly enhance those recreational standards.

Thank your for your consideration -- an important step for Douglas County -- the model for Colorado!

Steve Hall, Texas Parks and Wildlife (TPW) Education & Outreach Director and Hunter Education Coordinator, 36 years (retired), and TPW/Colorado Division of Wildlife Hunter and Aquatic Education Instructor - 45 years

From:	Kelsey Bechtold
To:	bocc@douglas.co.us
Subject:	Approve Backcountry Rezoning
Date:	Monday, December 8, 2025 1:22:46 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Please approve the Backcountry rezoning. The facts are simple!

HRCA's philosophy remains:

1. Conservation first
2. Recreation and education only where they have minimal impact
3. Connecting people to nature to build long-term conservation support

The amendment continues this approach and reflects how the Backcountry Wilderness Area has been successfully managed since 2009.

HRCA will continue to:

1. Improve safety and program quality by eventually allowing appropriate facilities—such as weather-safe shelter—for the outdoor education and equestrian programs that have grown significantly since 2016.
2. Expand year-round access to environmental education and outdoor recreation for families across the region.
3. Protect high-value habitat by relocating development potential away from sensitive interior areas and concentrating it at Base Camp and the Horse Corrals—two areas already shaped by human activity.

HRCA's conservation management has strengthened wildlife health across the property:

1. Elk populations have doubled
2. Turkeys have tripled
3. Habitat quality continues to improve

The zoning update applies only to areas already shaped by human activity and has little or no impact on wildlife corridors or interior habitat.

HRCA safety in learning:

1. HRCA has safely operated children's programs, camps, and equestrian activities next to the LETF for more than a decade without any safety incidents. The LETF is not a public facility and is occupied by law enforcement agents. The out-of-sight yet ever-presence of law enforcement actually improves the safety of Backcountry Wilderness Area attendees. The possibility of a future Base Camp building would also allow the Backcountry Wilderness Area to operate independently during inclement weather as our current option is to shelter within the LETF classrooms. LETF has been and will be an important and great partner.

The Backcountry Wilderness Area will continue to be managed as one of the region's largest conservation areas, with:

1. Strictly protected wildlife habitat
2. Environmental education programs concentrated in low-impact zones
3. Deliberate multi-use trails in low-impact zones

Again, please approve this rezoning request for the Backcountry.

Kelsey Bechtold
607 Huntington Place,
Highlands Ranch, CO 80126

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Curt Weitkunat, AICP, Planning Manager

DESCRIPTION: Highlands Ranch Planned Development, 82nd Amendment - Major Planned Development Amendment - Project File: ZR2025-011.

SUMMARY: The request is for approval of a major amendment to the Highlands Ranch Planned Development proposing the addition of Planning Area 66-A which would allow for limited Nonurban land uses.

STAFF ASSESSMENT: Staff assessed the Planned Development Major Amendment request in accordance with Sections 1519-1523 of the Douglas County Zoning Resolution. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions may be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.
2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	12/4/2025
Steven E Koster	Approve	12/4/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025
Samantha Hutchison - FYI	Notified - FYI	12/11/2025

ATTACHMENTS:

Cover Page
ZR2025-011 HRPD 82nd Amd-BCC Staff Report

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Curt Weitkunat, AICP, Planning Manager

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REVIEW:

Steven E Koster	Approve	12/4/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Staff Report - ZR2025-011

DOUGLAS COUNTY
COLORADO

Major Planned Development Amendment Staff Report

Date:	December 5, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	Curtis J. Weitkunat, AICP, Long Range Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Highlands Ranch Planned Development, 82nd Amendment – Major PD Amendment**
Project File:	**ZR2025-011**

Planning Commission Hearing:	**December 15, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 16, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant requests approval of a major amendment to the Highlands Ranch Planned Development (PD) proposing the addition of Planning Area 66-A which would allow for limited Nonurban land uses. The proposed Planning Area 66-A would be 10 acres in size and based on the platted boundaries of Tract C in the Highlands Ranch Filing 120-C subdivision, which is east of the intersection of Wildcat Reserve Parkway and S. Cresthill Lane. The proposed site was conveyed to Douglas County to meet the school dedication requirements and the open space requirements of the Open Space Agreement for the Highlands Ranch Planned Development.

The Planning Commission will hear the request at its December 15th hearing. Staff will provide an update to the Board at the public hearing.

II. APPLICATION INFORMATION

A. Applicant

Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

B. Applicant's Representative

Dan Avery, Special Project Manager
Douglas County Administration
100 Third Street
Castle Rock, Colorado 80104

C. Request

Amend the Highlands Ranch Planned Development Guide to create Planning Area 66-A and allow limited nonurban land uses for Highlands Ranch Filing 120-C, Tract C.

D. Process

A major amendment to a PD is processed pursuant to Sections 1519 through 1523 of the Douglas County Zoning Resolution (DCZR). The request meets the major amendment eligibility criteria of DCZR 1519.05 as the amendment proposes changes to the allowed land use categories.

Per DCZR Section 1522.08, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

E. Location

Highlands Ranch Filing 120-C, Tract C is in the east central area of Highlands Ranch and about a quarter-mile southeast of the Wildcat Reserve Parkway and University Boulevard intersection. The site is on the northwest corner of S. Cresthill Lane and the eastern portion of Adelaide Circle.

F. Project Description

The County initiated this PD amendment to restrict the permitted uses on the undeveloped Eastridge school site (Highlands Ranch Filing 120-C, Tract C) within the Nonurban Area of the Highlands Ranch PD. Limited nonurban uses for the new Planning Area 66-A are proposed for the 10-acre area.

III. CONTEXT

A. Background

The Highlands Ranch PD was approved by the Board of County Commissioners (Board) in September of 1979. This is the 82nd Amendment to the original PD document. The Highlands Ranch PD Map showed a potential elementary school site in the area in 1992.

In 1995, a school site was identified in Planning Area 66 and designated as Highlands Ranch Filing 120-C, Tract C; a nonurban "Open Space" to meet the school dedication requirements and the open space requirements identified in the 1980 Open Space Agreement (OSA). The OSA included a provision for designating public lands as nonurban open space in the urban area of the Highlands Ranch PD, giving the site separate uses from those of Planning Area 66. In 1996, Mission Viejo Company conveyed Tract C via a special warranty deed to the County. The County holds the site until conveyance is requested by the Douglas County School District.

B. Adjacent Land Uses and Zoning

Single-family residential land uses surround the site, as Planning Area 66 allows for a variety of residential uses.

Zoning and Land Use

	Zoning	Land Use
North	Highlands Ranch PD	Residential
South	Highlands Ranch PD	Residential
East	Highlands Ranch PD	Residential
West	Highlands Ranch PD	Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The undeveloped 10-acre site was overlot graded and reseeded with the construction of Highlands Ranch Filing 120-C in 1995 and has remained undeveloped since then. The nonurban site is bounded to the north and west by single-family residential homes. S. Cresthill Lane and Adeliade Circle bound the property on the south and east, respectively.

B. Access

Access to the site is from S. Cresthill Lane and Adelaide Circle. The specific location of driveways would be determined with a future land use application.

V. PROVISION OF SERVICES

A. Schools

The site was conveyed to Douglas County to meet the school dedication standards and the open space requirements in the Highlands Ranch Planned Development. The Douglas County School District requested in its referral response letter that the new planning area be limited to public uses and any proceeds from the sale of the property be provided to the school district.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro). South Metro responded with no objection.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection to the site. DCSO did not provide a response.

D. Water and Sanitation

Highlands Ranch Water (HRW) provides water and sanitary sewer service within Highlands Ranch and responded with no comment.

F. Utilities

Utility providers were provided a referral. Xcel and AT&T responded to the referral with no objections.

VI. PUBLIC NOTICE AND INPUT

DCZR Section 1523 requires mailed notice to abutting landowners, published notice, and posted notice of the public hearings.

All referral agency responses are outlined in the Referral Agency Response Report attached to this staff report.

In its response letter, the Douglas County School District requested that the new Planning Area be limited to only public uses and if Tract C is sold any proceeds are provided to the Douglas County School District. The applicant provided a response to the school district referral which is included in the attachments.

VII. PLANNING COMMISSION HEARING

The Planning Commission heard the request at its December 15th hearing. Staff will update Board on the outcome of the Planning Commission hearing.

VIII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a major PD amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The intent of Section XIII, Nonurban Area of the Highlands Ranch Planned Development is "to provide land for education and recreational opportunities, public facilities, quasi-public facilities, other uses which are oriented toward community activities and services." The amendment is consistent with overall intent, development standards, and commitments for nonurban uses envisioned in the Highlands Ranch Planned Development. There are no proposed changes to the nonurban development standards or PD commitments.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The amendment is consistent with development of the nonurban uses envisioned for the site and continues to preserve the entire intended Highlands Ranch Planned Development by protecting previously identified nonurban tracts.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: The amendment does not affect the public interest or enjoyment as the nonurban uses for schools and recreation expected in the PD and by the public will remain.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The proposed amendment does not confer a special benefit as the nonurban uses of the site are preserved for the school district and the residents of Highlands Ranch and the County.

1520.05: For applications proposing an increase in the intensity of allowed land uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: This criterion is not applicable, as the proposed amendment does not increase the intensity of allowed land uses.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: Public facilities and services are currently available, and the proposed amendment will not impact levels-of-service.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The proposed PD amendment will not impact roadway capacity and roadways level-of-service.

IX. STAFF ASSESSMENT

Staff assessed the PD Major Amendment request in accordance with Sections 1519-1523 of the DCZR. Should the Board find that the approval criteria for the major amendment are met, the following proposed conditions should be considered for inclusion in its motion:

1. Prior to recordation, all minor technical corrections will be made to the Planned Development document to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 7
Applicant's Narrative 8
Comprehensive Master Plan Land Use Reference Map 10
Zoning Map 11
Aerial Map 12
Referral Agency Response Report 13
Referral Response Letters 14
Applicant Response Letter 25
Redlined Highlands Ranch Planned Development, 82nd Amendment 26
Draft Highlands Ranch Planned Development, 82nd Amendment 30

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. *NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.*

OFFICE USE ONLY

PROJECT TITLE: Highlands Ranch Planned Development, 82nd Amendment

PROJECT NUMBER: ZR2025-011

PROJECT TYPE: County Initiated Rezoning (Highlands Ranch PD)

MARKETING NAME: NA

PRESUBMITTAL REVIEW PROJECT NUMBER: NA

PROJECT SITE:

Address: No Address

State Parcel Number(s): 2231073070051

Subdivision/Block#/Lot# *(if platted)*: Tract C, Highlands Ranch F120C

PROPERTY OWNER(S):

Name(s): Douglas County

Address: 100 Third Street Castle Rock, CO 80104

Phone: 303-660-7401

Email: [redacted]

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)*

Name: ~~NA~~ Daniel Avery

Address: 100 Third Street Castle Rock

Phone: 303-814-4332

Email: [redacted]

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Applicant Signature

8/19/25
Date

Project Summary

In accordance with Section 1519 of the Douglas County Zoning Resolution, the Board of County Commissioners has directed staff to initiate a PD Amendment of the "Eastridge" undeveloped school site within the Highlands Ranch Planned Development.

The purpose of this request is to change the land use categories at the undeveloped Eastridge school site to a limited nonurban planning area within the Highlands Ranch PD. Uses considered for the proposed nonurban planning area may include schools, parks and playgrounds, passive recreational uses, active recreational uses, and other similar uses.

This proposed PD amendment will not affect the ability of the Douglas County School District to construct school facilities on the parcels as provided in case law (Hygiene Fire Protection District v. Boulder County Board of County Commissioners), but will provide clarity to adjacent landowners and the public regarding intended use of the sites in the event the parcels are not used for school purposes.

Affected Parcels:

Description		Acreage	Owner
Account #: SPN: Legal Desc.	R0398731 223107307051 TRACT C (OPEN SPACE) HIGHLANDS RANCH #120C	10.041 Acres	Douglas County

Approval Criteria

Staff anticipates that the request will be processed as an amendment to the Highlands Ranch Planned Development. Below is a summary of approval standards applicable thereto:

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: This request is intended to clarify for adjacent landowners and the public that the Eastridge school site will be used for limited recreational uses if it is not developed as a school. As proposed, the affected parcel would be subject to newly established recreational uses standards under the planned development.

1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.

Staff Comment: This request would ensure that if not used for a school the affected parcels would remain available for public benefit, including parks and playgrounds, passive recreational uses, active recreational uses, and other similar uses.

1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: As proposed, the affected parcel could either be used as a school site in the public interest, could remain undeveloped, or could be used for recreational purposes for the enjoyment of adjacent landowners.

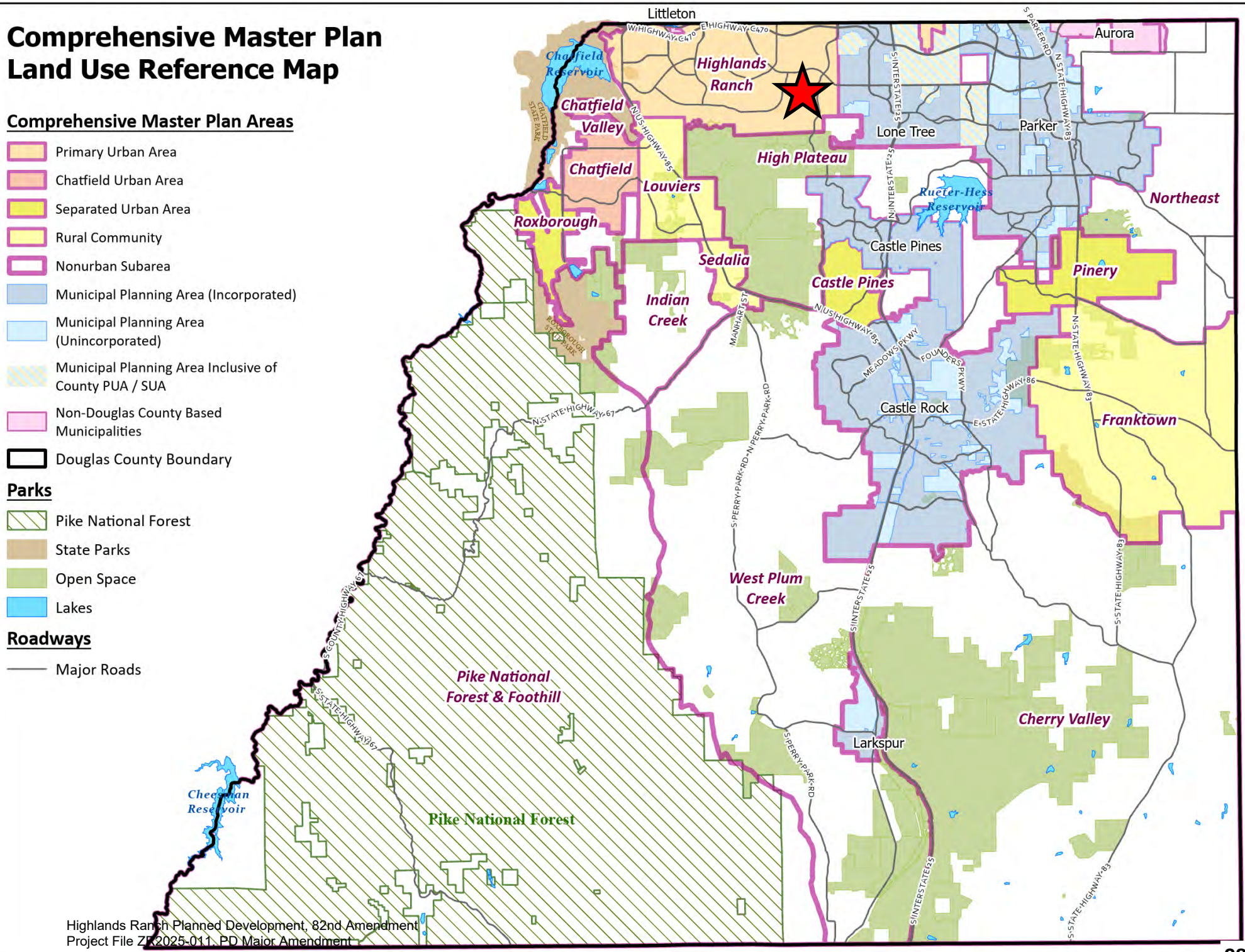
1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: This amendment is not intended to provide benefit to any individual. In the event that the affected parcel is not used for a school, use of the land would remain either undeveloped or recreational in nature for the benefit of surrounding landowners.

1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: Not applicable.

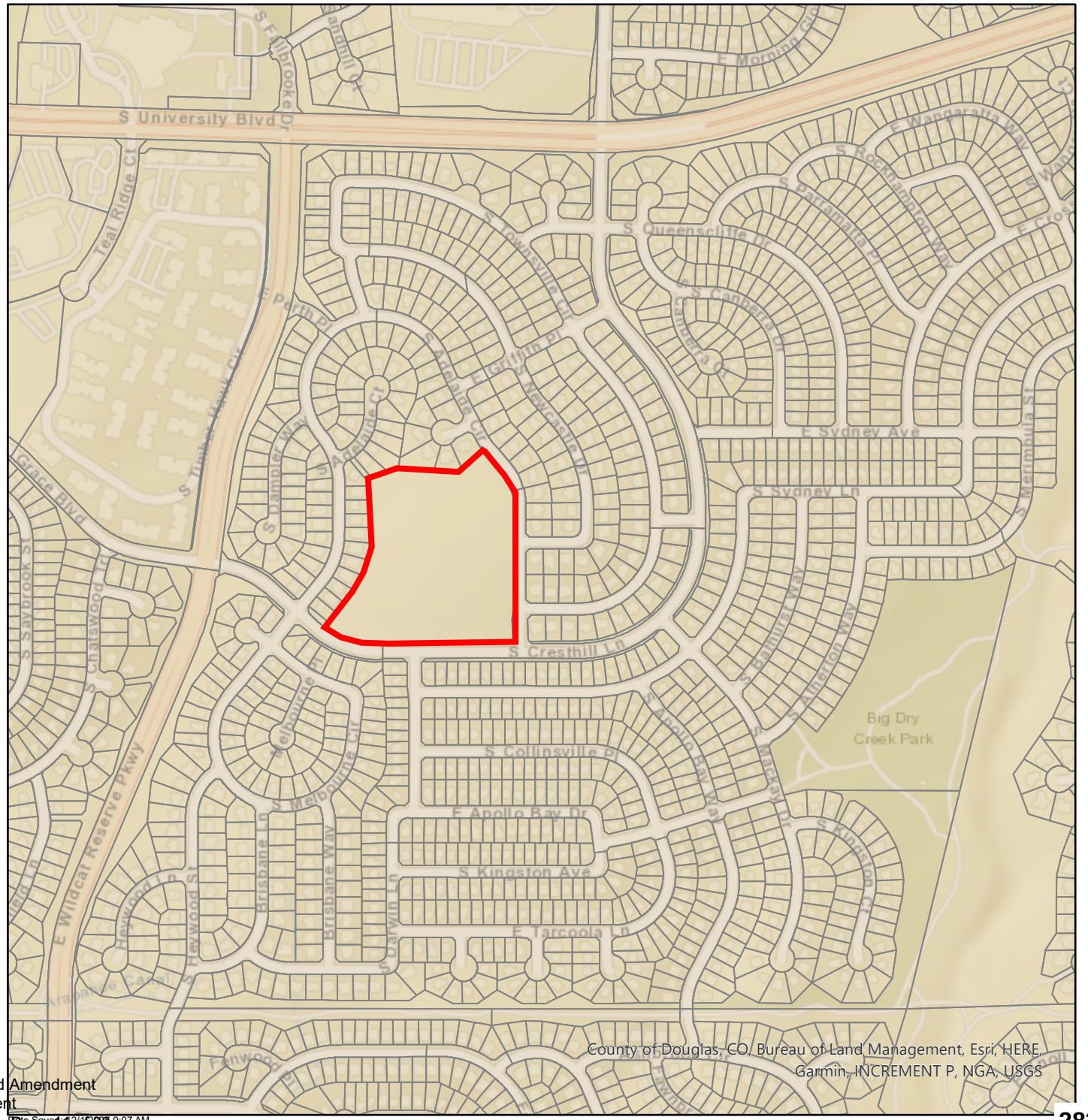
1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: No additional public facilities or services would be needed in the event that the affected parcels are not used for school sites.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: No additional roadway capacity would be needed in the event that the affected parcels are not used for school sites.

Comprehensive Master Plan Land Use Reference Map



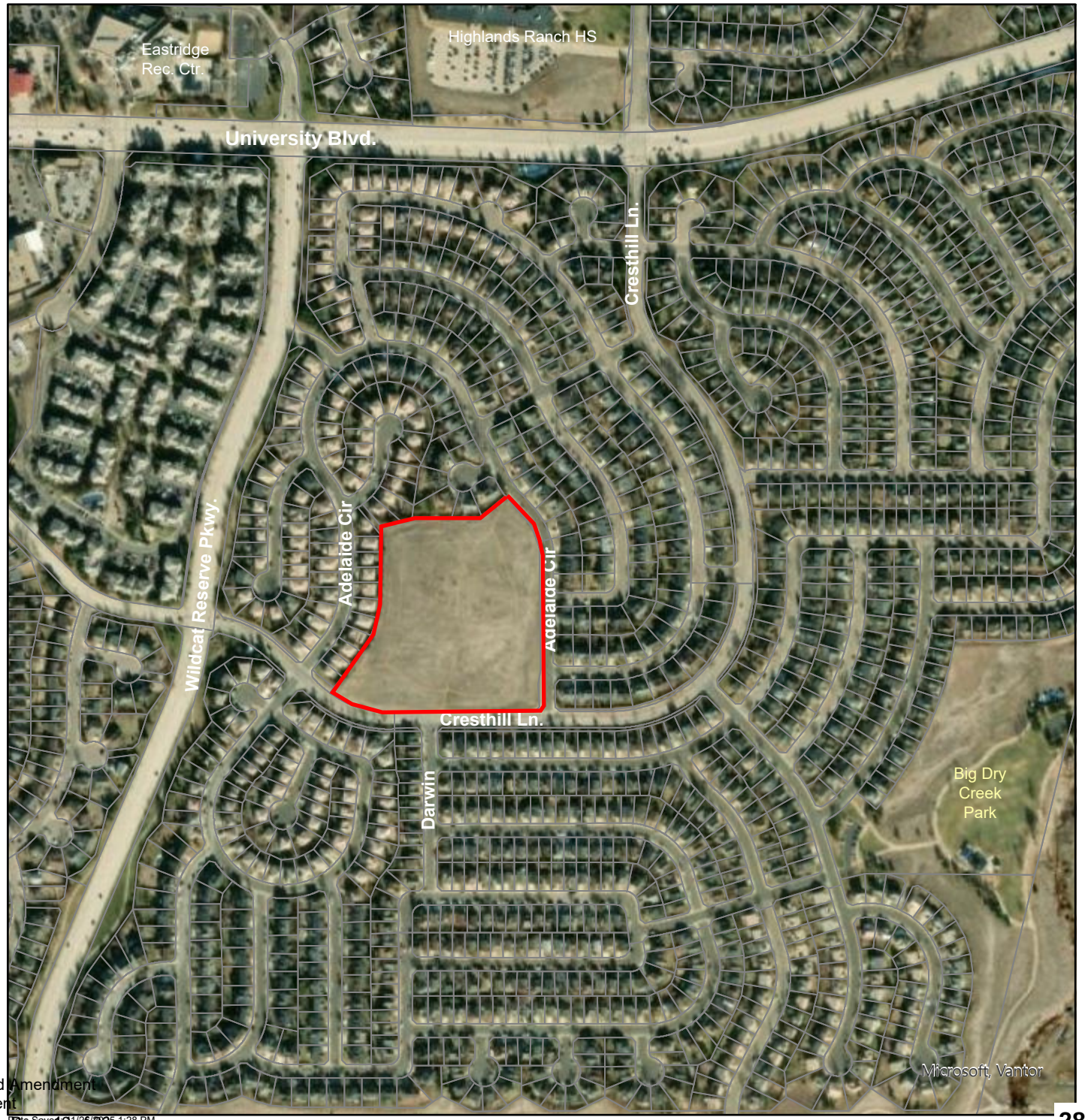
ZR2025-011
HIGHLANDS RANCH PLANNED DEVELOPMENT, 82nd AMENDMENT



Date Saved: 12/2/2025 9:07 AM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

ZR2025-011 Highlands Ranch PD, 82nd Amendment



Highlands Ranch Planned Development, 82nd Amendment
Project File ZR2025-011, PD Major Amendment
Board of County Commissioners Staff Report - Page 12 of 33

Date Saved: 11/26/2025 1:28 PM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

DOUGLAS COUNTY COLORADO

Project Name: Highlands Ranch Planned Development, 82nd Amendment
Project File #: ZR2025-011
Date Sent: 11/07/2025 **Date Due:** 12/01/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/13/2025	No comment	
Assessor	11/12/2025	No comment.	
AT&T Long Distance - ROW	11/20/2025	No objection.	
Building Services	11/20/2025	No comment.	
CenturyLink		No response received.	
City of Lone Tree	11/25/2025	No comment.	
Comcast		No response received.	
Douglas County Health Department	11/24/2025	No comment.	
Douglas County School District RE 1	12/01/2025	No comment. See attached letter for detail.	
Engineering Services		No response received.	
Highlands Ranch Community Association	11/12/2025	The Highlands Ranch Community Association ("HRCA") appreciates the opportunity to review and opine on this Application. The Association's Board of Directors reviewed this proposal at a recent meeting and directed Staff to reply that that they take NO EXCEPTIONS to the Planned Development (PD) Amendment, as proposed. The HRCA appreciates that a limited nonurban planning area will be considered for the site.	No response required.
Highlands Ranch Metro District	12/01/2025	No comment letter attached.	
Highlands Ranch Water and Sanitation District	12/01/2025	No comment letter attached.	
Office of Emergency Management	11/10/2025	No comment.	
Sheriff's Office		No response received.	
South Metro Fire Rescue	11/13/2025	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development (PD) Amendment.	
Xcel Energy-Right of Way & Permits	11/25/2025	No objection letter.	

From: James Peabody
To: Curt Weitkunat; duanew cwc64.com; jt cwc64.com; Lana S.; LENNY V.
Subject: Re: Douglas County eReferral (ZR2025-011) Is Ready For Review
Date: Thursday, November 20, 2025 1:13:01 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Curt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near ***Highlands Ranch Development, Highlands Ranch, CO 80130 (project #ZR2025-011).*** The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited. *****

Thank you,

James Peabody
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cwc64.com

**** This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. ****

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, November 20, 2025 12:49 PM
To: James Peabody <jamesp@cwc64.com>
Subject: FW: Douglas County eReferral (ZR2025-011) Is Ready For Review

Ann

-----Original Message-----
From: cweitkunat@douglas.co.us <cweitkunat@douglas.co.us>
Sent: Friday, November 7, 2025 2:33 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (ZR2025-011) Is Ready For Review

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

November 24, 2025

Curt Weitkunat
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

RE: ZR2025-011

Dear Curt Weitkunat,

Thank you for the opportunity to review and comment on the referenced Flintwood Road Rezoning project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Please feel free to contact me at 720-907-4887 or KHochstetler@douglas.co.us if you have any questions about our comments.

Sincerely,

Kristin Hochstetler
Environmental Health Specialist I
Douglas County Health Department

620 Wilcox Street
Castle Rock, Colorado 80104

December 1, 2025

Curtis J. Weitkunat, AICP | Long Range Planning Manager
Department of Community Development | Planning Services
100 Third St., Castle Rock, CO 80104
cweitkunat@douglas.co.us
303-814-4365

RE: Highlands Ranch PD, 82nd Amendment-PD Major Amendment (ZR2025-011) (the "Application")

Dear Mr. Weitkunat,

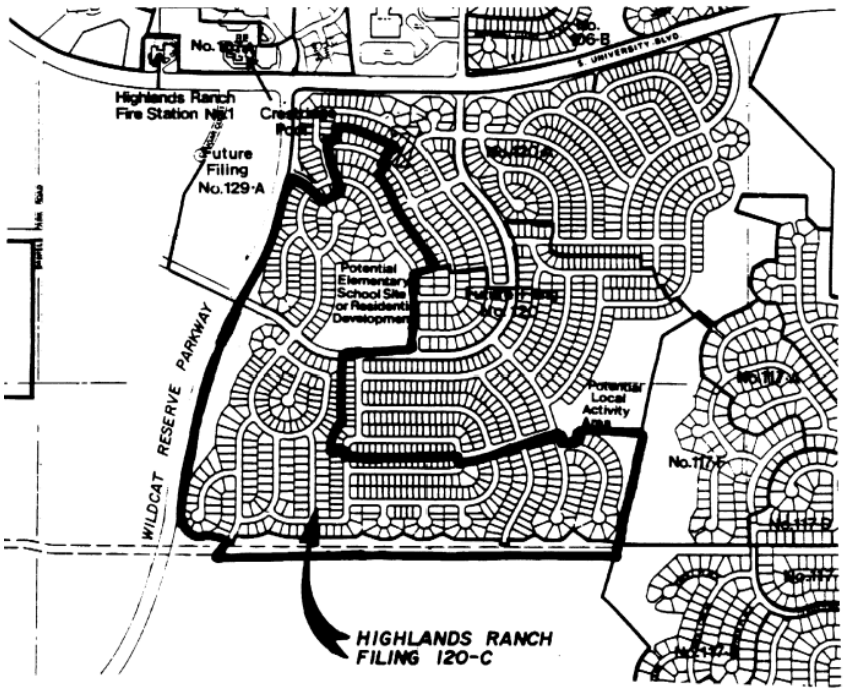
Thank you for the opportunity to respond to the above referenced Application. It is our understanding that the Douglas County Board of County Commissioners ("BOCC") has directed the Douglas County Planning Department ("Planning Department") to initiate a downzoning of the undeveloped, 10.041-acre "Eastridge" school site generally located directly east of the intersection of East Wildcat Reserve Parkway and South Cresthill Lane in the Highlands Ranch Planned Development (the "Amendment"). That School Site (as defined below) is currently owned by Douglas County and held in trust for the benefit of the Douglas County School District (the "School District") under C.R.S. § 30-28-133(4.3). The School District is generally amenable to the Amendment, but requests certain changes to the Application to ensure that the original intent behind the planned development remains; specifically, that Tract C maintains its public use and that the School District's taxpayers receive the benefit promised in the original planned development documents.

At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth. Developers are required by law to provide land for school sites. Some developers in Douglas County also contribute a voluntary "capital fee" for every unit that they build. These fees are used to cover smaller growth-related expenses, such as mobile classrooms to increase capacity, but they fall far short of the amount necessary to fund new school construction which is currently estimated at 60 million for an elementary school and 100 million for a joint middle/high school. This means that school districts in Colorado have to pass taxpayer bond initiatives to fund new schools. The School District's tax for these bond initiatives was 15.43 mills in 2014 and is 5.2 mills today. Since 2014, taxpayers have seen a 10-mill tax *decrease* from the School District bond initiatives, and the School District's ability to maintain capital infrastructure and fund growth has greatly diminished. It is through this lens that the School District must review this, and all other land

use applications within the County to ensure that its students and Douglas County's taxpayers are protected.

The Eastridge school site at issue (the "School Site") is currently identified as Tract C in the 1995 Highlands Ranch Filing No. 120-C Final Plat (the "Current Plat"). It was conveyed to the County by the developer of Eastridge on March 29, 1996 subject to the Planned Community District Development Guide (now known as the Highlands Ranch Planned Development Guide Summary ("Planned Development Guide")).

The Current Plat identifies the School Site as a future "Potential Elementary School Site or Residential Development":



HIGHLANDS RANCH FILING MAP
VICINITY MAP
SCALE: 1"=1000'

The Current Plat also states that Tract C is currently designated/used as open space under the terms and provisions of the Open Space Agreement between the Mission Viejo Company and Douglas County ("Open Space Agreement"). The current Highlands Ranch Planning Area Summary Map (the "PD Zoning Map") identifies the School Site as a non-urban use/future elementary school located within Planning Area 66.

The Planning Department has stated that the Eastridge site was never intended to be considered part of a planning area but instead should be considered a Nonurban Area (*see* Section XIII, Nonurban Area of the Highlands Ranch Planned Development Guide) surrounded by Planning Area 66. This is not exactly accurate. The School District was able to track down the original application relating to Tract C and its original intent. Prior to filing the Current Plat, in Project No SB93-007, Mission Viejo Company requested approval of a minor amendment to the Highlands Ranch Planned Development Plan, specifically, Planning Area 66. In its letter

requesting approval of the amendment, Mission Viejo Company proposed the following for Tract C:

> First, parks, schools and public community use facilities were intended to be located within the Nonurban Area on the Highlands Ranch Development Plan Map approved in 1979. Since that time there has been a desire on the part of the Douglas County School District to locate most of the schools within areas designated for residential development. In keeping with that philosophy, we have proposed a 10-acre elementary school site in PA 66.

Rather than including the School Site in a general Nonurban Area, this amendment placed the School Site within Planning Area 66 and subject to that Planning Area's uses by right, specifically those uses applicable to high density residential areas.

Currently, however, the School Site is designated as open space under the Current Plat and is currently being used as open space today. Under the Open Space Agreement, Douglas County is a "Public Body" and lands dedicated to a Public Body must be put to a "Public Use." *See* Open Space Agreement §§ 2.1, 2.3, 2.5, 3.3, and 3.4. Based on the above, it appears that the School Site was intended to benefit the School District and the public, and that the School Site was not intended for other more general Nonurban uses.

The Application currently seeks to "downzone" the School Site from these original plans. *See* "Draft HRPD Guide for proposed Planning Area 66-A," which is a redlined excerpt of Section VII of the Planned Development Guide. In summary, the Amendment proposes to 1) create a new Planning Area 66-A, which will be made up entirely of Tract C; 2) specify that the listed residential by right uses for Section VII planning areas are allowed in all applicable planning areas *except* the newly created Planning Area 66-A; 3) identify *new* allowed uses in Planning Area 66-A, including both public and private nonurban uses; and 4) clarify that Planning Area 66-A is subject to the development standards outlined in Section XIII - Nonurban Area of the Planned Development Guide.

Colorado's Planned Unit Development Act, C.R.S. § 24-67-101, et seq., requires preservation of the integrity of the Planned Development Guide and therefore, all modifications to it must conform to the existing provisions. C.R.S. § 24-67-106(1) ("To further the mutual interest of the residents, occupants, and owners of a planned unit development and of the public *in the preservation of the integrity of the plan,* the provisions of the plan relating to the use of land and the location of common open space shall run in favor of the county or municipality and shall be enforceable at law or in equity by the county or municipality without limitation on any power or regulation otherwise granted by law" (emphasis added)); C.R.S. § 24-67-105(5.3)(c) (". . . a local government may adopt *conforming* amendments to any such planned unit development" (emphasis added)). Any "substantial modification, removal, or release of the provisions of the plan by the county or municipality" requires a public hearing and a showing "that the modification, removal, or release is consistent with the efficient development and preservation of the entire planned unit development, does not affect in a substantially adverse

manner either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest, and is not granted solely to confer a special benefit upon any person." C.R.S. § 24-67-106(3)(b). Further, all zoning changes must be for the purpose of furthering the County's overall zoning plan.

In order to preserve the School District's ability to serve this development and to conform with and preserve the integrity of the existing Planned Development Guide, the School District therefore requests the Planning Department amend the Application as specified below, to ensure the School Site remains limited to public uses and to provide the County a mechanism to sell the School Site and transfer the funds from any such sale to the School District, as provided for in C.R.S. § 30-28-133(4)(a)(II) and (4.3):

1. The uses allowed for new Planning Area 66-A should be limited to public uses only.

2. If the School District ultimately does not opt to use the School Site for an elementary school any proceeds of any sale of the School Site should go to the School District as provided in C.R.S. § 30-28-133(4)(a)(II) and (4.3).[1]

These changes to the Application protect the School District's interests while at the same time allow the County to provide the assurances regarding land use for the School Site. If the Planning Department amends the Application consistent with the above, the School District has no objection to the County's rezoning efforts. Thank you for your support of our mutual constituents.

Sincerely,
Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
303.387.0417

[1] On October 22, 2019, the District's Board of Education took action by Resolution determining that Eastridge should be retained as a dedicated school site. At this time, District staff will be considering whether the Long Range Planning Committee ("LRPC") should reconsider this decision. Ultimately, the District's Board of Education will determine whether the Eastridge School Site should be declared surplus.

December 1, 2025

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Highlands Ranch Planned Development 82nd Amendment – Rezone Eastridge School Site

Project File: ZR2025-011

Review Date: December 1, 2025

Project Summary: Request for a Planned Development (PD) Amendment initiated by the Board of County Commissioners to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.

The District appreciated the opportunity to review and comment on the proposed project. District staff have reviewed the proposed application for its impacts on our facilities and has no comments.

HIGHLANDS RANCH
Metro District

December 1, 2025

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Highlands Ranch Planned Development 82nd Amendment – Rezone Eastridge School Site

Project File: ZR2025-011

Review Date: December 1, 2025

Project Summary: Request for a Planned Development (PD) Amendment initiated by the Board of County Commissioners to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.

The District appreciated the opportunity to review and comment on the proposed project. District staff have reviewed the proposed application for its impacts on our facilities and has no comments.

REFERRAL RESPONSE REQUEST

Date sent: November 7, 2025

Comments due by: **December 1, 2025**
Fax: 303.660.9550

Project Name:	Highlands Ranch Planned Development 82nd Amendment
Project File #:	ZR2025-011
Project Summary:	Request for a Planned Development (PD) Amendment to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☑	No Comment	
☐	Please be advised of the following concerns:	
☐	See letter attached for detail.	
Agency: City of Lone Tree		**Phone #:** 303-708-1818
Your Name: Maureen Welsh *(please print)*		**Your Signature:** Maureen Welsh **Date:** 11/25/2025

Additional information and documents can be found at www.douglas.co.us/pro and searching for the Project File # provided above. You are encouraged to attend the public meeting in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date may be obtained by calling 303.660.7460. Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Curt Weitkunat, AICP, Long Range Planning Manager

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

November 25, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Curt Weitkunat

Re: Highlands Ranch Planned Development 82nd Amendment
Case # ZR2025-011

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned project and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along project area.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Curt Weitkunat, AICP, Long Range Planning Manager
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Highlands Ranch Planned Development 82nd Amendment
Project File #:	**ZR2025-011**
S Metro Review #	REFXRP25-00276
Review date:	November 13, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	Request for a Planned Development (PD) Amendment to rezone the undeveloped Eastridge school site within the Nonurban portion of the Highlands Ranch PD. A limited nonurban planning area will be considered for the site.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Planned Development (PD) Amendment.

December 5, 2025

Curt Weitkunat, Long Range Planning Manager
Department of Community Development
100 Third Street
Castle Rock, CO 80104

RE: ZR2025-011 – Highlands Ranch PD, 82nd Amendment

Mr. Weitkunat,

Thank you for providing referral comments associated with ZR2025-011. This letter is in response to the Douglas County School District's letter dated December 1, 2025. Douglas County is pleased that the School District takes no objection to the rezoning subject to the stipulations in their letter.

Stipulation #1 seeks to further limit the potential uses of the site to public uses only. Douglas County does not object to this stipulation and authorizes Planning Division staff to amend the proposed Planned Development text as needed to implement this change.

Stipulation #2 references existing statutory provisions related to the disposition of school land. Douglas County will comply with the referenced statutes and any other applicable statutory requirements in the event that the Eastridge site is conveyed in the future.

Thank you for the opportunity to respond to the School District's referral letter.

Sincerely,

Dan Avery
Douglas County Special Projects Manager

SECTION VII - HIGH DENSITY RESIDENTIAL - Planning Areas 60 through 69, 82 through 84 and 87

A. Purpose and Intent. The purpose of this Section is to allow for more concentrated residential development in the central portions of Highlands Ranch situated near the Town Center and Industrial Park Planning Areas, thus reducing vehicle miles travelled to employment and shopping centers. Such reduction will, in turn, reduce air pollutants and traffic congestion and enhance traffic safety, all to the benefit of the residents of Highlands Ranch.

B. Uses Permitted by Right. The following uses are permitted in Planning Areas 60 through 69, 82 through 84 and 87 as a matter of right, except Planning Area 66-A.

1. All residential and nonresidential uses permitted as a matter of right in Section VI.

2. Two family dwellings.

3. Multiple family dwellings.

C. Uses Permitted by Right in Planning Area 66-A. The following Nonurban uses are permitted in Planning Area 66-A (Highlands Ranch Filing 120-C, Tract C) as a matter of right.

1. Public and private schools and associated agricultural or educational programs including but not limited to:

a. Public and private elementary, junior high and senior high schools.

b. Preschools.

c. Daycare Centers.

2. Parks and recreational facilities, including but not limited to:

a. Regional, community and neighborhood parks.

b. Community and neighborhood recreation centers (public or private).

~~C.~~D. Conventional Development Standards. Residential development and projected permitted as a matter of right in High Density Planning Areas may be developed in a conventional manner, subject to the following development standards:

1. Minimum lot area: 6,000 square feet.

2. Minimum lot width: 50 feet.

3. The following setback is required.

a. Minimum Front Setback: 8 feet when there is no sidewalk and 11.5 feet with a sidewalk, provided that with respect to a flag or panhandle lot, the length

of the corridor or access way shall be excluded in applying such minimum to such lot.

b. Minimum Side Setback: 10 feet between buildings, except when abutting an arterial highway where minimum side setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch/preliminary plan approval prior to May 1988 shall have a 5-foot minimum to such lot.

c. Minimum Rear Setback: 20 feet, except when abutting an arterial highway where the minimum rear setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch preliminary plans approval prior to May 1988 shall have a 20-foot minimum rear setback.

4. Maximum building height: 50 feet.

5. Minimum lot area required for each dwelling unit: 1,500 square feet.

6. Any residential development or project of one-family dwellings in a High Density Planning Area, other than patio home and cluster projects, shall comply with the conventional development standards set forth in Section VI.D.

~~D.~~E. Alternative Development Standards. In order to provide the New Town of Highlands Ranch with a more varied and interesting urban pattern and flexibility in residential development, and to encourage the assemblage of open space for more scenic, passive and active recreational uses, alternative development standards have been formulated, as follows:

1. Traditional, contemporary and cluster projects may be constructed in accordance with the provision of Section VI.E., Alternative Development Standards, except as provided below:

a. One-family, two-family or multiple-family dwellings, or any combination thereof, may be constructed within any such project or lot therein;

b. The maximum building height shall be 50 feet, except as increased by the Douglas County Board of Adjustment.

~~E.~~F. Condominium Projects. Residential development and projects permitted as a matter of right in High Density Residential Planning Areas may be constructed as condominium projects.

G. Nonresidential Use Development Standards. Any nonresidential use permitted as a matter of right by the provisions of this Section shall be subject to the Community Activity Center development standards provided in Section IX, except that Shop-N-Rides shall be subject to the Shop-N-Ride development standards provided in Section XIII.

~~F.~~H. Nonresidential Use Development Standards, Planning Area 66-A. Any Nonurban use permitted as a matter of right by the provisions of this Section shall be subject to the Nonurban Area Exclusive of the Open Space Conservation Area development standards provided in Section XIII - Nonurban Area.

FIGURE VII-1: Planning Area 68

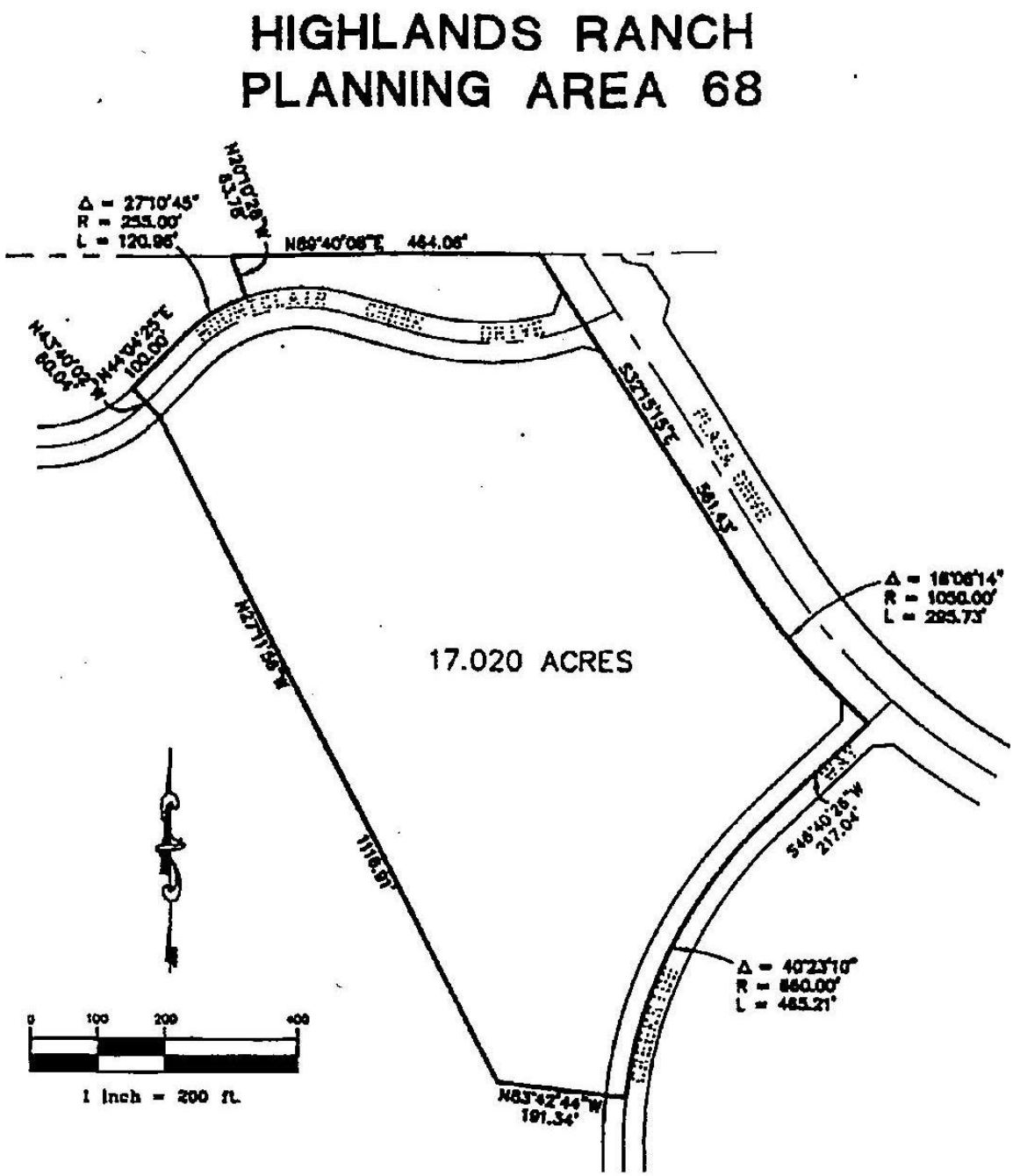
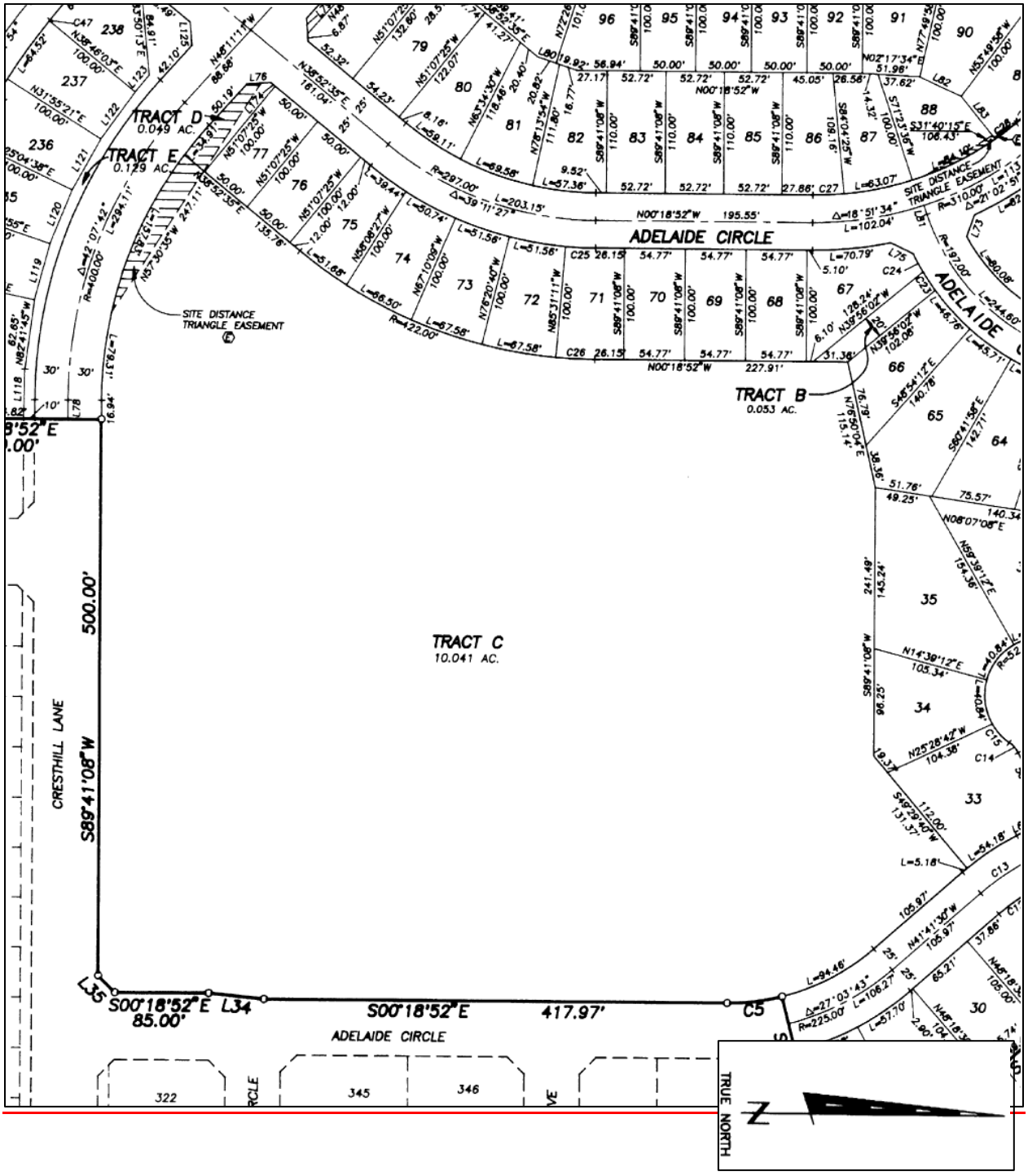


FIGURE VII-2: Planning Area 66-A

PLANNING AREA 66-A
HIGHLANDS RANCH FILING 120-C, TRACT C



SECTION VII - HIGH DENSITY RESIDENTIAL - Planning Areas 60 through 69, 82 through 84 and 87

A. Purpose and Intent. The purpose of this Section is to allow for more concentrated residential development in the central portions of Highlands Ranch situated near the Town Center and Industrial Park Planning Areas, thus reducing vehicle miles travelled to employment and shopping centers. Such reduction will, in turn, reduce air pollutants and traffic congestion and enhance traffic safety, all to the benefit of the residents of Highlands Ranch.

B. Uses Permitted by Right. The following uses are permitted in Planning Areas 60 through 69, 82 through 84 and 87 as a matter of right, except Planning Area 66-A.

1. All residential and nonresidential uses permitted as a matter of right in Section VI.

2. Two family dwellings.

3. Multiple family dwellings.

C. Uses Permitted by Right in Planning Area 66-A. The following Nonurban uses are permitted in Planning Area 66-A (Highlands Ranch Filing 120-C, Tract C) as a matter of right.

1. Public and private schools and associated agricultural or educational programs including but not limited to:

   a. Public and private elementary, junior high and senior high schools.

   b. Preschools.

   c. Daycare Centers.

2. Parks and recreational facilities, including but not limited to:

   a. Regional, community and neighborhood parks.

   b. Community and neighborhood recreation centers (public or private).

D. Conventional Development Standards. Residential development and projected permitted as a matter of right in High Density Planning Areas may be developed in a conventional manner, subject to the following development standards:

1. Minimum lot area: 6,000 square feet.

2. Minimum lot width: 50 feet.

3. The following setback is required.

   a. Minimum Front Setback: 8 feet when there is no sidewalk and 11.5 feet with a sidewalk, provided that with respect to a flag or panhandle lot, the length

of the corridor or access way shall be excluded in applying such minimum to such lot.

b. Minimum Side Setback: 10 feet between buildings, except when abutting an arterial highway where minimum side setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch/preliminary plan approval prior to May 1988 shall have a 5-foot minimum to such lot.

c. Minimum Rear Setback: 20 feet, except when abutting an arterial highway where the minimum rear setback shall be 30 feet measured from the arterial right-of-way line. Lots platted or with sketch preliminary plans approval prior to May 1988 shall have a 20-foot minimum rear setback.

4. Maximum building height: 50 feet.

5. Minimum lot area required for each dwelling unit: 1,500 square feet.

6. Any residential development or project of one-family dwellings in a High Density Planning Area, other than patio home and cluster projects, shall comply with the conventional development standards set forth in Section VI.D.

E. Alternative Development Standards. In order to provide the New Town of Highlands Ranch with a more varied and interesting urban pattern and flexibility in residential development, and to encourage the assemblage of open space for more scenic, passive and active recreational uses, alternative development standards have been formulated, as follows:

1. Traditional, contemporary and cluster projects may be constructed in accordance with the provision of Section VI.E., Alternative Development Standards, except as provided below:

a. One-family, two-family or multiple-family dwellings, or any combination thereof, may be constructed within any such project or lot therein;

b. The maximum building height shall be 50 feet, except as increased by the Douglas County Board of Adjustment.

F. Condominium Projects. Residential development and projects permitted as a matter of right in High Density Residential Planning Areas may be constructed as condominium projects.

G. Nonresidential Use Development Standards. Any nonresidential use permitted as a matter of right by the provisions of this Section shall be subject to the Community Activity Center development standards provided in Section IX, except that Shop-N-Rides shall be subject to the Shop-N-Ride development standards provided in Section XIII.

H. Nonresidential Use Development Standards, Planning Area 66-A. Any Nonurban use permitted as a matter of right by the provisions of this Section shall be subject to the Nonurban Area Exclusive of the Open Space Conservation Area development standards provided in Section XIII - Nonurban Area.

FIGURE VII-1: Planning Area 68

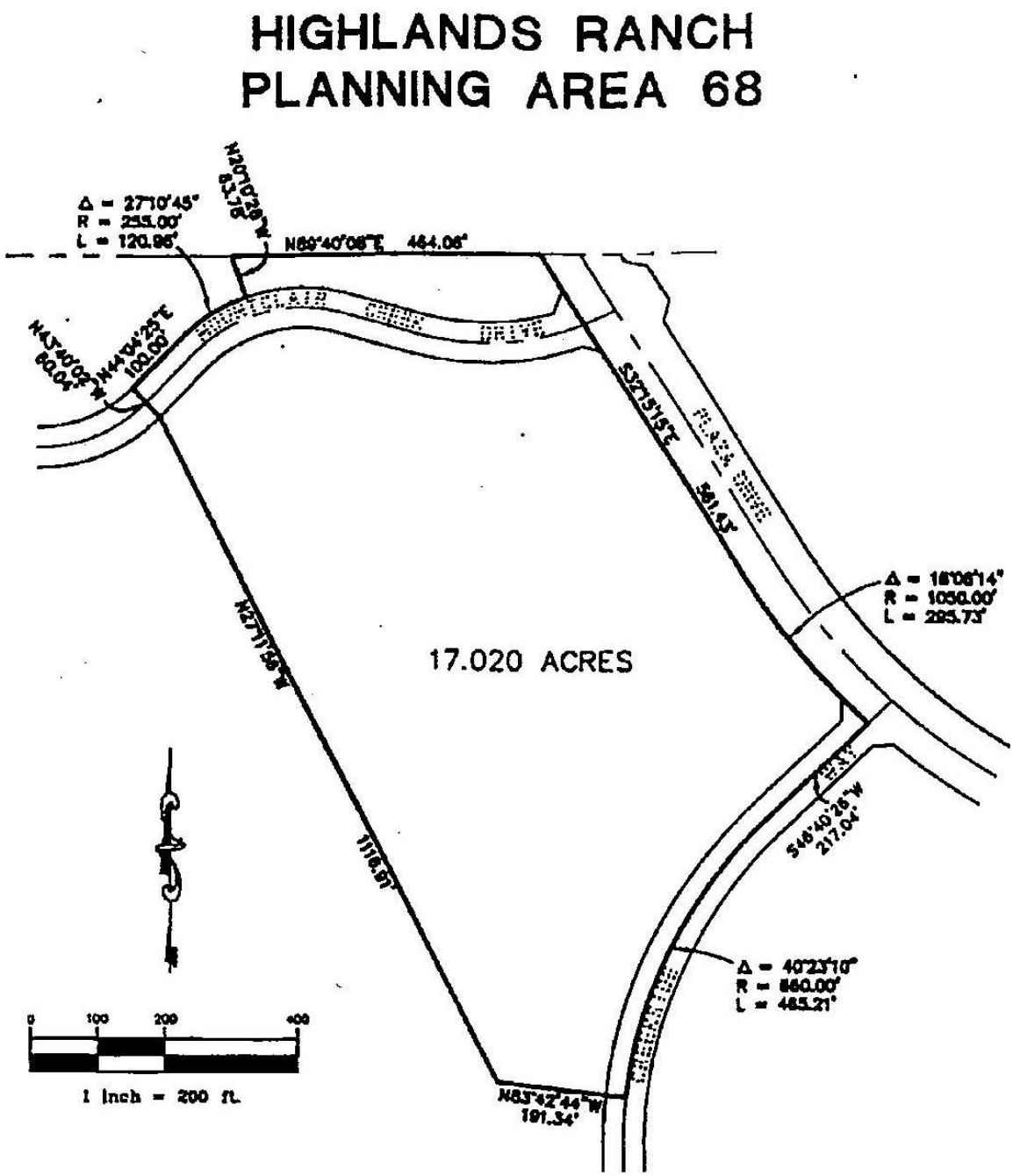
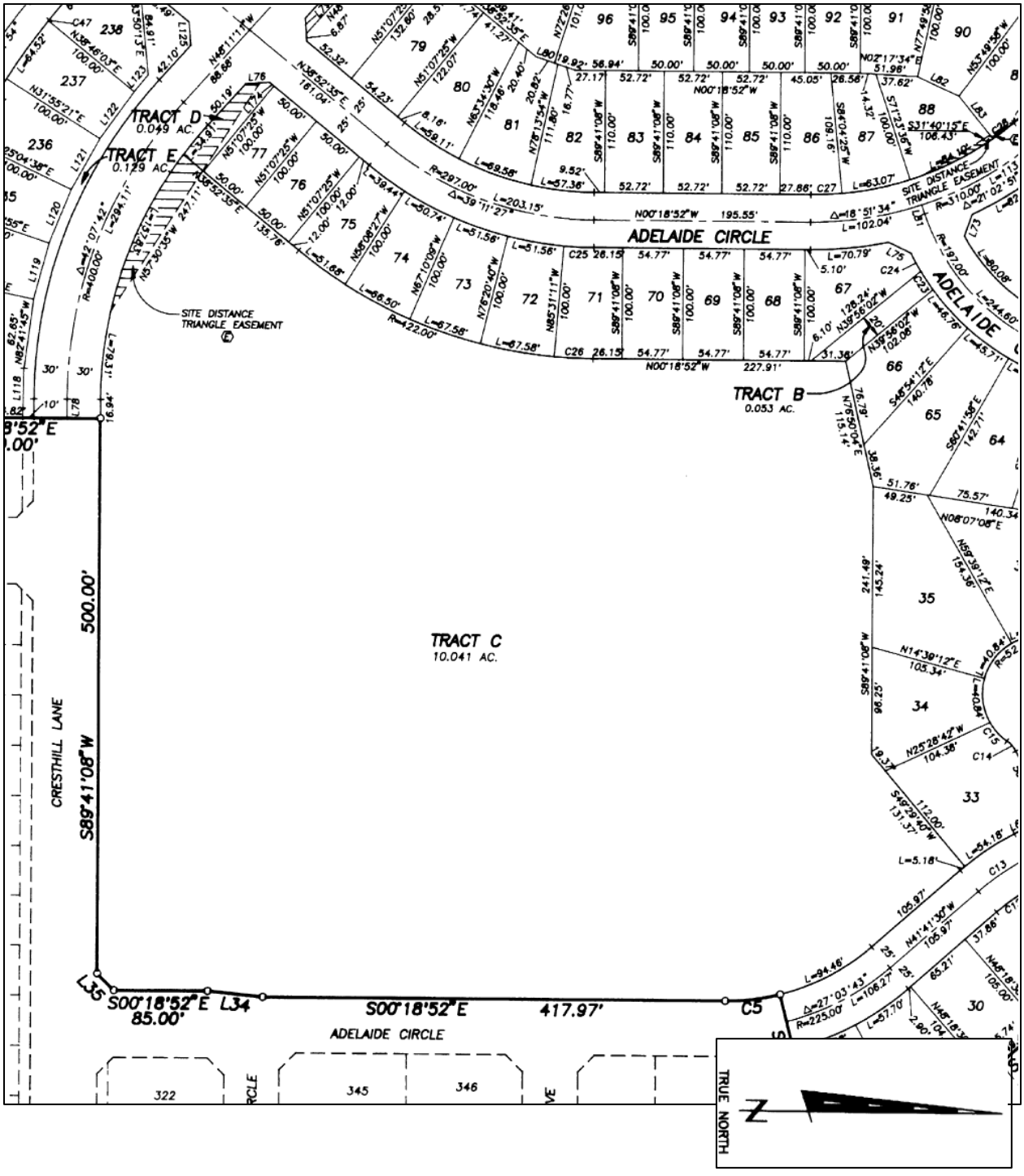


FIGURE VII-2: Planning Area 66-A

PLANNING AREA 66-A
HIGHLANDS RANCH FILING 120-C, TRACT C



MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Mike Pesicka, AICP, Principal Planner

DESCRIPTION: Pinery Planned Development, 34th Amendment - Major Planned Development Amendment - Project File: ZR2025-010.

SUMMARY: The request is for approval of a Major Amendment to the Pinery Planned Development.

STAFF ASSESSMENT: Staff has evaluated the Major Planned Development Amendment request in accordance with Section 15 of the Douglas County Zoning Resolution. Should the Planning Commission find that the approval standards for the Major Planned Development Amendment are met; the following condition may be considered for inclusion in its recommendation to the Board of County Commissioners:

1. Prior to recordation, all technical corrections to the Pinery Planned Development 34th Amendment document shall be made to the satisfaction of Douglas County.

REVIEW:

Terence T Quinn - FYI	Notified - FYI	12/5/2025
Steven E Koster	Approve	12/5/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025
Samantha Hutchison - FYI	Notified - FYI	12/11/2025

ATTACHMENTS:

Cover Page
Staff Report - ZR2025-010

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REVIEW:

Steven E Koster	Approve	12/5/2025
Jeff Garcia	Approve	12/9/2025
Christie Guthrie	Approve	12/9/2025
Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Staff Report - ZR2025-010

DOUGLAS COUNTY
COLORADO

Major Planned Development Amendment Staff Report

Date:	December 5, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development SK for TQ
CC:	Mike Pesicka, Principal Planner Curtis J. Weitkunat, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director
Subject:	**Pinery Planned Development, 34th Amendment**
Project File:	**ZR2025-010**

Planning Commission Hearing:	**December 15, 2025 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**December 16, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a Major Amendment to the Pinery Planned Development (Pinery PD). The amendment proposes to reclassify four undeveloped school tracts within the Pinery PD from their current planning areas to the Parks and Open Space Planning Area in the Pinery PD

The Planning Commission is scheduled to hear the application at its December 15, 2025 public hearing. Staff will provide an update on the outcome of the Planning Commission hearing at the Board of County Commissioners' public hearing.

II. APPLICATION INFORMATION

A. Applicant

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

B. Applicant's Representative

Dan Avery, Special Projects Manager
Douglas County Administration
100 Third Street
Castle Rock, CO 80104

C. Request

The request is for a Major Amendment to the Pinery PD to reclassify four tracts of land held for public purposes from their current planning area designations to the Parks Open Space Planning Zone. The request is intended to clarify the future use of the sites in the event the tracts are not used for school purposes. The proposed amendment will not affect the ability of the Douglas County School District to construct school facilities on the parcels

D. Process

A Major PD Amendment is processed pursuant to Sections 1519 through 1523 of the DCZR. Per Section 1522.08 of the DCZR, "The Board shall evaluate the major amendment, referral agency comments, staff report, the Planning Commission recommendation and public testimony, and shall approve, conditionally approve, table for further study, remand to the Planning Commission or deny the amendment. The Board's comments shall be based on the evidence presented, compliance with the adopted standards, regulations, policies and other guidelines."

E. Location

The four tracts of land associated with the 34th Amendment are generally located east of Betts Ranch Road and E. Sunridge Hollow Road (Tract 1, The Pinery Filing #6) , south of S. Pinery Parkway and Democrat Road (Tract A, Pinery Filing 26A), southwest of N. Pinery Parkway and Hillside Way (Part of Tract 14, Pinery Filing 3), and southeast of Pradera Parkway and Bayou Gulch Road (Tract F, Pinery West Filing 1E), all within the Pinery PD. The attached maps highlight site location and existing conditions.

F. Project Description

The four tracts were set aside for potential school sites when each subdivision was originally platted. Tract F, Pinery West Filing 1E is included in the Community Services Planning Area. Uses in this planning area include, but are not limited to the following:

- Private recreational and park uses, clubs, tennis courts, pools, club support facilities such as restaurants and tennis shops, parks, playgrounds, private and common open space, neighborhood public service, health and education facilities, libraries, schools and administrative facilities for elementary and secondary education, nursey schools and day care centers, and public and quasi-public buildings and structures.

The three remaining tracts do not fall under a specific Planning Area in the Pinery PD but were instead dedicated for school sites and public uses.

The proposed amendment places the four tracts in the Parks and Open Space Planning Area. Uses in this planning area include, but are not limited to the following:

- Parks, playgrounds and other recreational uses, baseball and softball diamonds, golf courses, soccer fields, volleyball and basketball courts, pools, recreation centers, and water wells are permitted by right.
- Uses permitted by Special Review include neighborhood public service, health and educational facilities, libraries, public and quasi-public buildings and structures, and police and fire stations.

Currently, the four tracts have not been developed with school or school-related facilities and are otherwise vacant.

III. CONTEXT

A. Background

The Pinery PD was rezoned from Agricultural One (A-1) to PD in 1974. Three of the four tracts in question were dedicated as school sites at the time of subdivision. The fourth was dedicated for general public uses at the time of subdivision

Tract 14, Filing 3, was dedicated as a school site with the platting of The Pinery Filing No. 3 in 1970. The eastern portion was conveyed to DCSD in 1978 and is developed with the Mountain View Elementary School. The remaining part of the tract is still held by the Board.

Tract 1, Filing No. 6, was dedicated for public uses to the Board with the platting of The Pinery Filing No. 6 in 1972. Tract 1 was conveyed to the Douglas County School District (DCSD) in 2021.

Tract A, Filing 26A, was dedicated as a school site with the platting of The Pinery Filing 26A in 2004 and is held by the Board.

Tract F, Pinery West Filing 1E was dedicated as a school site with the platting of Pinery West Filing 1E in 2002 and is held by the Board.

B. Adjacent Land Uses and Zoning

All four tracts are within the Pinery PD. For the specific locations see the attached maps.

Zoning and Land Use – Tract 1, The Pinery Filing No. 6

Direction	Zoning	Land Use
North	Pinery PD	Open space, bridle trail
South	Pinery PD	Park, Residential
East	Pinery PD	Residential
West	Pinery PD	Residential

Zoning and Land Use – Tract A, Pinery Filing 26A

Direction	Zoning	Land Use
North	Pinery PD	Open space, utility buildings
South	Pinery PD	Residential
East	Pinery PD	Residential
West	Pinery PD	Residential

Zoning and Land Use – Tract F, Pinery West Filing 1E

Direction	Zoning	Land Use
North	Pinery PD	Residential
South	Pinery PD	Residential
East	Pinery PD	Residential
West	Pinery PD	Residential

Zoning and Land Use – Part of Tract 14, Pinery Filing 3

Direction	Zoning	Land Use
North	Pinery PD	Residential
South	Pinery PD	Residential, school
East	Pinery PD	Residential, school
West	Pinery PD	Residential

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

All four tracts are undeveloped with the exception of Part of Tract 14, Filing No. 3 which has an existing concrete trail, and an access road for the adjacent Mountain View elementary school. All four tracts are relatively flat and generally consist of grasses and a few trees and shrubs except for Tract 1, Filing No. 6 which slopes relatively quickly from east to west and contains some more mature pine trees scattered throughout the site

B. Access

All four tracts have access to adjacent public rights-of-way.

C. Drainage and Erosion

There are no plans to develop the tracts at this time, but any future development will be required to meet all applicable engineering requirements for grading and drainage as part of future site development.

D. Floodplain

No FEMA 100-year floodplain is present on any of the tracts except for Tract 1, Filing No. 6 which has a small area of floodplain in the far west area of the site.

E. Wildlife

The Douglas County Comprehensive Master Plan Wildlife Resources map identifies the tracts as having low to moderate habitat values. A response was not received from Colorado Parks and Wildlife.

V. PROVISION OF SERVICES

A. Schools

The four tracts were conveyed to Douglas County to meet school dedication and open space requirements for the Pinery PD. The Douglas County School District requested in its referral response that the new planning area be limited to public uses, should specifically allow for "school and administrative facilities for elementary and secondary education" and any proceeds from the sale of the properties be provided to the school district. DCSD also requested that Tract 1 of The Pinery Filing No. 6 be removed from the application as the County did not receive authorization from the district to include this property in the request. The applicant provided a response to the school district referral which is included in the attachments.

B. Fire Protection

Fire protection is provided by South Metro Fire Rescue (South Metro) and Franktown Fire Protection District (FFPD). South Metro Fire serves Tract 1, Filing No.6, Tract A, Filing 26A, and Part of Tract 14, Filing 3. In a letter dated November 14, 2025, South Metro stated they have no objection to the proposed PD amendment. FFPD provides fire protection to Tract F, Filing 1E and did not provide a response to the referral request.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides police protection services to the project area. The Office of Emergency Management stated that they have no comments on the application. No response was received from the DCSO.

D. Water

Water service is provided by the Pinery Water and Wastewater District (PWWD). No response was received from PWWD.

E. Sanitation

Sanitation service is provided by the Pinery Water and Wastewater District (PWWD). No response was received from PWWD.

F. Utilities

Utility service providers are AT&T, Black Hills Energy, CenturyLink (telephone), Comcast (cable), CORE Electric (electric) and Xcel Energy (gas). AT&T indicated that there should be no conflicts with AT&T Long Line facilities in the area. Black Hills Energy and CenturyLink did not respond to the referral request. CORE Electric and

Xcel Energy stated that they have no comments or apparent conflicts with the request.

G. Parks, Trails, and Open Space

Open space has been provided in The Pinery PD and additional land is not required.

VI. PUBLIC NOTICE AND INPUT

Notifications of an application in process were mailed to the owners of all properties abutting the boundaries of the proposed 34th Amendment area. DCZR Section 1523 requires mailed, published, and posted notice of the public hearings.

Of the homeowner's associations (HOA) notified during the process, the Misty Pines HOA and The Pinery HOA responded and indicated they have no comments or concerns. Staff received no written comments from abutting and nearby property owners.

All referral agency comments are outlined in the Referral Agency Response Report attached to this staff report.

VII. PLANNING COMMISSION HEARING

The Planning Commission is scheduled to hear the application at its December 15, 2025 public hearing. Staff will provide an update on the outcome of the Planning Commission hearing at the Board of County Commissioners' public hearing.

VIII. STAFF ANALYSIS

Section 1520 of the DCZR establishes criteria to be considered in the review of a Major PD Amendment application.

1520.01: Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.
Staff Comment: The proposed amendment remains consistent with the overall intent of the Pinery PD. There are no changes to the development standards or commitments of the Pinery PD.

1520.02: Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: The amendment preserves open space and maintains the existing tracts set aside for school and public uses.

1520.03: Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: The amendment maintains existing opportunities for schools and other public uses on the tracts.

1520.04: Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: The amendment does not as its sole purpose confer a benefit upon an individual as schools and public uses continue to be allowed on the four tracts.

1520.05: For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: The amendment does not increase the intensity of allowed land uses, so this criterion is not applicable.

1520.06: Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The amendment does not impact levels-of-service. CORE Electric and Xcel Energy will provide utility service to the project area. Pinery Water and Wastewater District provides water and sanitary service. South Metro and FFPD provides emergency and firefighting service to the project area. The Douglas County Sheriff's Office serves the proposed development.

1520.07: Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: The proposed PD Amendment does not significantly change allowed uses on the four tracts. Schools continue to be allowed on all four tracts. Future development will be required to address traffic and roadway impacts in the area.

IX. STAFF ASSESSMENT

Staff has evaluated the Major PD Amendment request in accordance with Section 15 of the DCZR. Should the Board find that the approval standards for a Major PD Amendment are met, the following conditions should be considered for inclusion in the motion:

1. Prior to recordation, all technical corrections to the Pinery Planned Development 34th Amendment document shall be made to the satisfaction of Douglas County.

2. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is condition upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 9
Project Narrative 11
CMP Vicinity Map 12
Zoning Map 13
Aerial Map 17
Referral Agency Response Report 21
Referral Agency Response Letters 25
Applicant Response to Referral Comments 46
PD Map Exhibit 47

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services.
NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.

OFFICE USE ONLY

PROJECT TITLE: The Pinery Planned Development, 34th Amendment

PROJECT NUMBER: ZR2025-010

PROJECT TYPE: County Initiated Rezoning (Pinery PD)

MARKETING NAME: NA

PRESUBMITTAL REVIEW PROJECT NUMBER: NA

PROJECT SITE:

Address: No Addresses

State Parcel Number(s): 2347073010O5, 2347183050O1, 2349164070O1, 2349123O-3053

Subdivision/Block#/Lot# *(if platted)*: Tract 1 Pinery #6, Tract A Pinery Flg 26A, Pt Tract 14 Pinery Flg 3 Tract F Pinery West Flg 1E,

PROPERTY OWNER(S):

Name(s): Douglas County / Douglas County Sch Dist

Address: 100 Third Street / 620 Wilcox Street

Phone: Castle Rock, CO 80104 / Castle Rck CO 80104

Email:

AUTHORIZED REPRESENTATIVE: *(Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)* Dan Avery

Name: ~~Not applicable to county initiated rezoning~~

Address: 100 Third Street Castle Rock

Phone: 303-814-4332

Email: [redacted]

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Applicant Signature

On behalf of the BOCC

8/19/25
Date

Project Summary

In accordance with Section 1519 of the Douglas County Zoning Resolution, the Board of County Commissioners has directed staff to initiate a PD amendment for undeveloped school lands within the Pinery Planned Development.

The purpose of this request is to change land use categories in the Pinery PD for four undeveloped school and school-adjacent sites from their current zoning designations to "Parks, Open Space and Recreation Facilities Planning Area" under the Pinery PD. This proposed amendment will not affect the ability of the Douglas County School District to construct school facilities on the parcels as provided in case law (Hygiene Fire Protection District v. Boulder County Board of County Commissioners), but will provide clarity to adjacent landowners and the public regarding intended use of the sites in the event the parcels are not used for school purposes.

Uses permitted in the Parks, Open Space, and Recreational Facilities Planning Area include parks and playgrounds, passive recreational uses, active recreational uses, and other similar uses as described in Article V. Section I of the Pinery Planned Development.

Affected Parcels

Description		Acreage	Owner
Account #: SPN: Legal Desc:	R0350950 234707301005 TRACT 1 THE PINERY #6	12.352 Acres	Douglas County School Dist.
Account #: SPN: Legal Desc:	R0459086 234718305001 TRACT A PINERY FLG 26A	10.321 Acres	Douglas County
Account #: SPN: Legal Desc:	R0441754 234916407001 TRACT F PINERY WEST FLG 1E	10.011 Acres	Douglas County
Account #: SPN: Legal Desc:	R0350964 234912303053 PT OF TRACT 14 PINERY FLG. 3	6.071 Acres	Douglas County

Approval Criteria

Staff anticipates that the request will be processed as an amendment to the Pinery Planned Development. Below is a summary of approval standards applicable thereto:

1520.01 Whether the amendment is consistent with the development standards, commitments, and overall intent of the planned development.

Staff Comment: This request is intended to clarify for adjacent landowners and the public that school sites within the Pinery will be used for the limited uses described in the "Parks, Open Space and Recreation Facilities Planning Area" if they are not developed as school

sites. As proposed, the affected parcels would be subject to the development standards of the Parks, Open Space and Recreation Facilities Planning Area.

1520.02 Whether the amendment is consistent with the intent, efficient development and preservation of the entire planned development.
Staff Comment: This request would ensure that if not used for school sites, the affected parcels would remain available for public benefit, including parks and playgrounds, passive recreational uses, active recreational uses, and other similar uses.

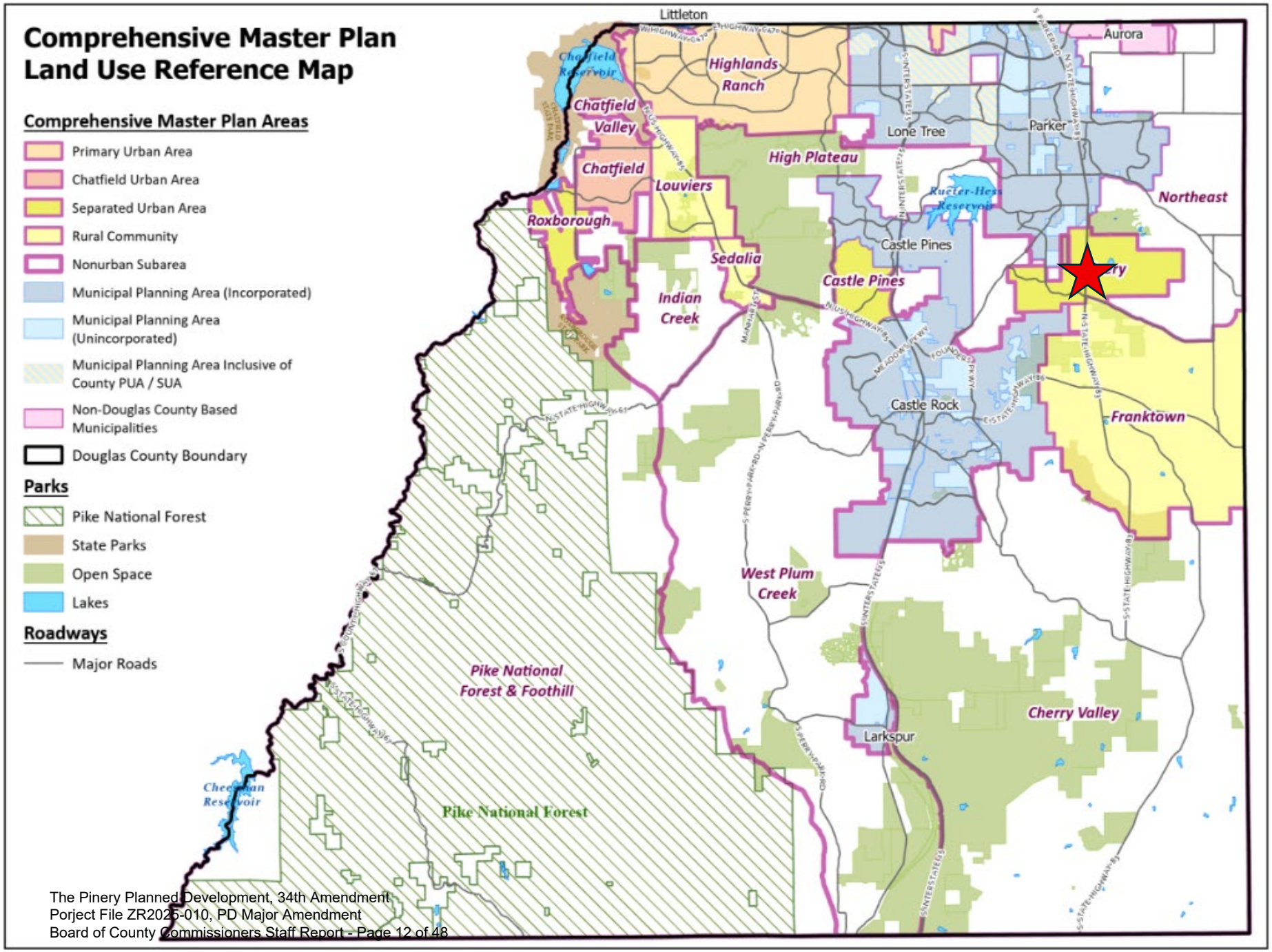
1520.03 Whether the amendment will adversely affect the public interest or enjoyment of the adjacent land.
Staff Comment: As proposed, land within the Pinery that was dedicated for School use but not used for school purposes would remain either undeveloped, or could be developed with parks and playgrounds, passive recreational uses and active recreational uses that would provide benefit to adjacent lands.

1520.04 Whether the sole purpose of the amendment is to confer a special benefit upon an individual.
Staff Comment: This amendment is not intended to provide benefit to any individual. In the event that the affected parcels are not used for school sites, use of the land would remain either undeveloped or recreational in nature for the benefit of surrounding landowners.

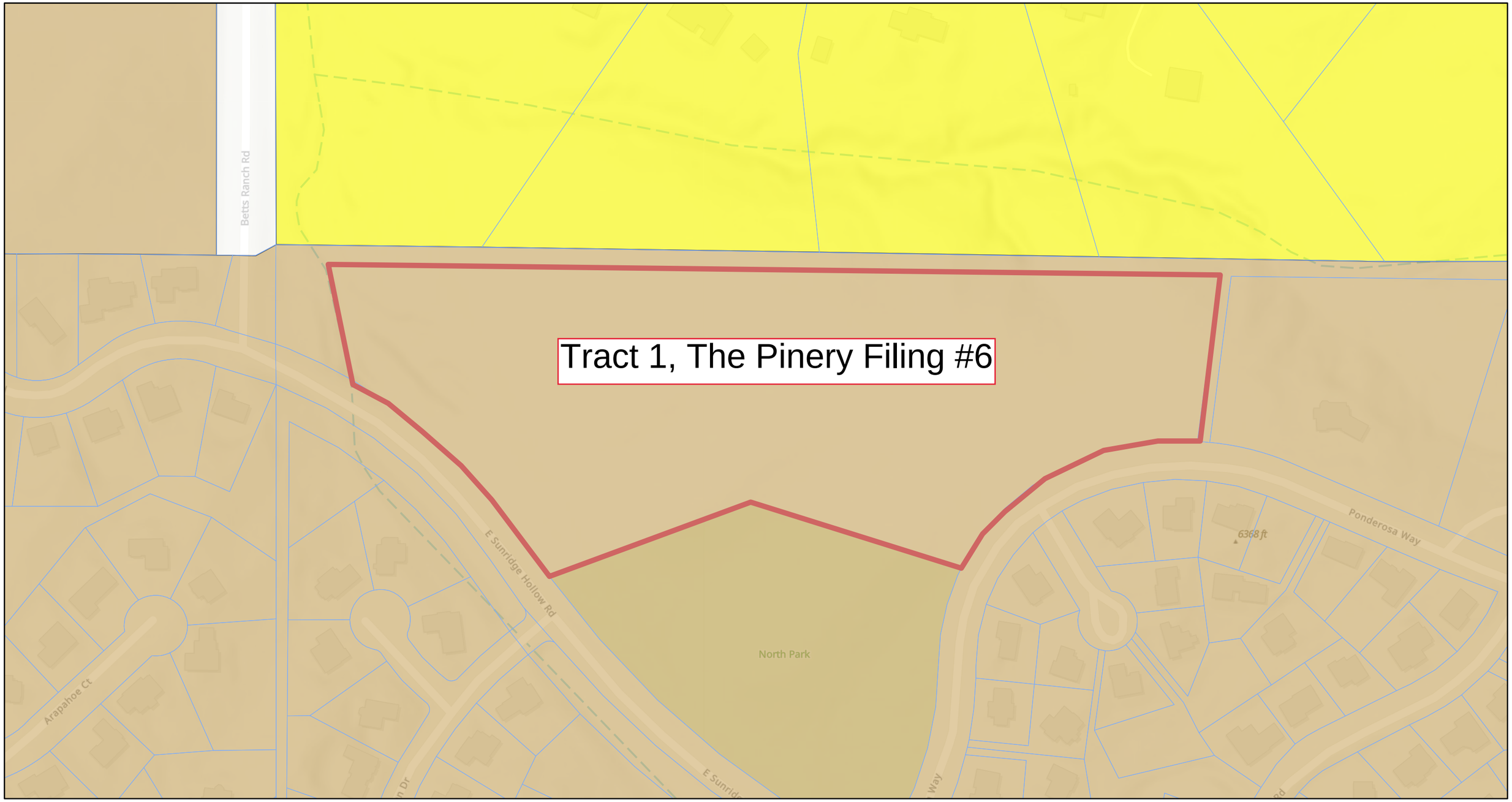
1520.05 For applications proposing an increase in the intensity of allowed land-uses, including changes in densities, whether the amendment is consistent with the water supply standards in Section 18A, Water Supply Overlay District, of this Resolution.
Staff Comment: Not applicable.

1520.06 Whether the public facilities and services necessary to accommodate the proposed development will be available concurrently with the impacts of such development.
Staff Comment: No additional public facilities or services would be needed in the event that the affected parcels are not used for school sites.

1520.07 Whether the roadway capacity necessary to maintain the adopted roadway level of service for the proposed development will be available concurrently with the impacts of such development.
Staff Comment: No additional roadway capacity would be needed in the event that the affected parcels are not used for school sites.


Comprehensive Master Plan
Land Use Reference Map
Comprehensive Master Plan Areas
Primary Urban Area
Chatfield Urban Area
Separated Urban Area
Rural Community
Nonurban Subarea
Municipal Planning Area (Incorporated)
Municipal Planning Area (Unincorporated)
Municipal Planning Area Inclusive of County PUA / SUA
Non-Douglas County Based Municipalities
Douglas County Boundary
Parks
Pike National Forest
State Parks
Open Space
Lakes
Roadways
Major Roads
Littleton
Aurora
Highlands Ranch
Chatfield Reservoir
Chatfield Valley
Chatfield
Louviers
Roxborough
Sedalia
Indian Creek
High Plateau
Lone Tree
Parker
Castle Pines
Castle Pines
Castle Rock
Northeast
Franktown
West Plum Creek
Pike National Forest & Foothill
Pike National Forest
Cherry Valley
Larkspur
Cheesman Reservoir

Zoning Map - ZR2025-010



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Parcels

Zoning

A1 - AGRICULTURAL ONE

RR - RURAL RESIDENTIAL

PD - PLANNED DEVELOPMENT

World_Hillshade

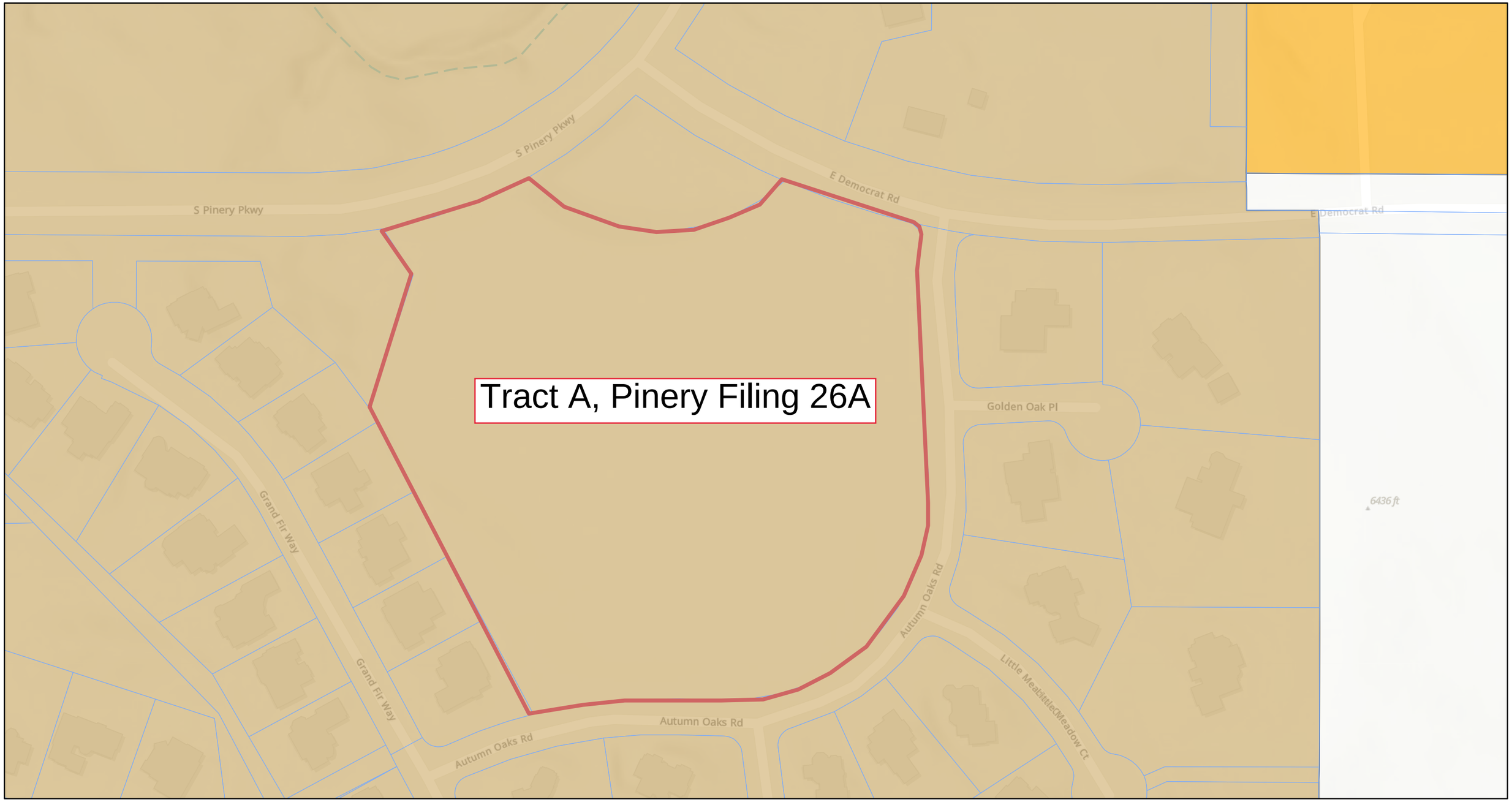
1:2,450

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Zoning Map - ZR2025-010



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Parcels

Zoning

A1 - AGRICULTURAL ONE

SR - SUBURBAN RESIDENTIAL

PD - PLANNED DEVELOPMENT

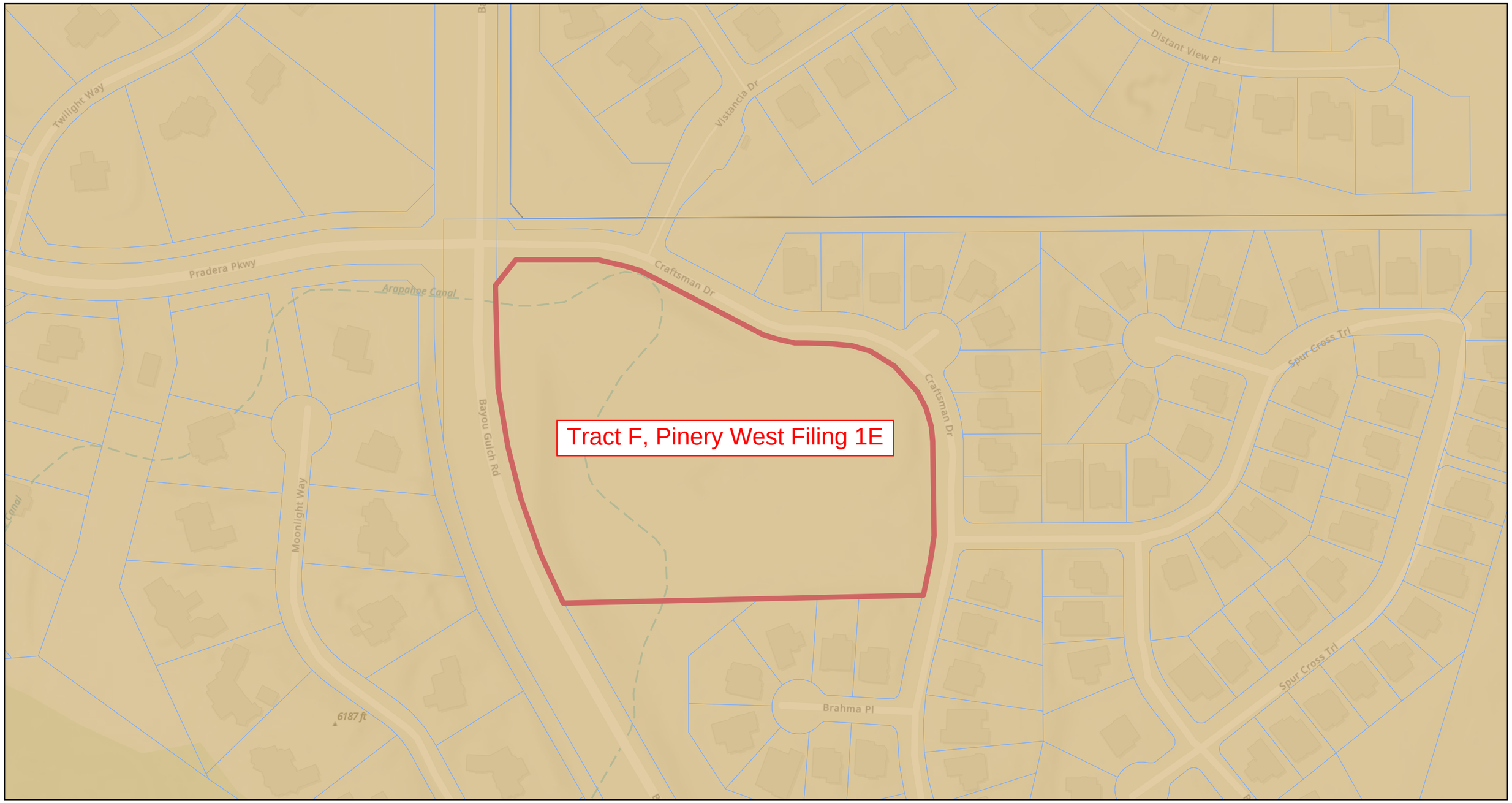
World_Hillshade

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Zoning Map - ZR2025-010



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Parcels

Zoning

PD - PLANNED DEVELOPMENT

World_Hillshade

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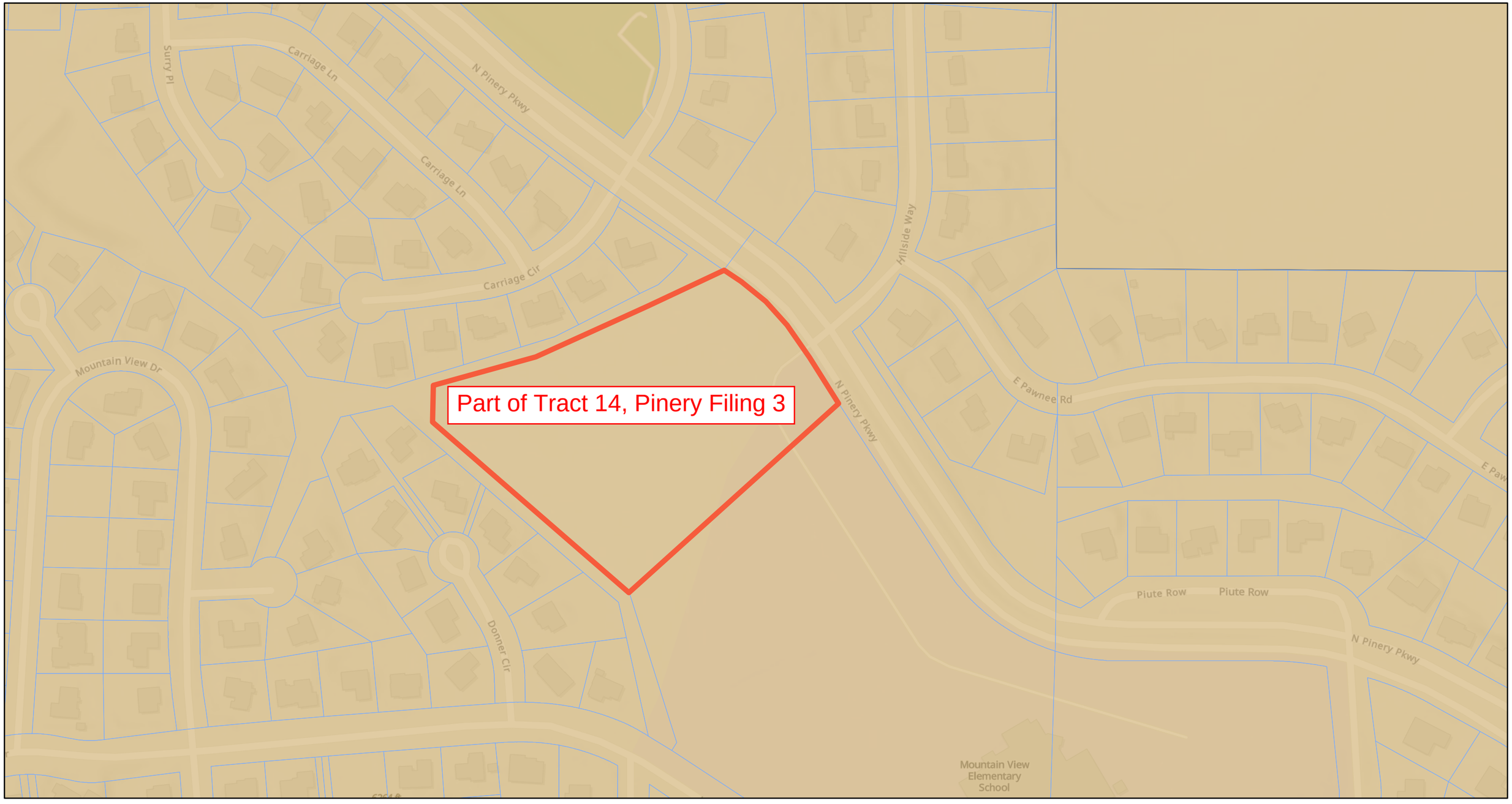
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Zoning Map - ZR2025-010



11/5/2025, 12:41:27 PM

1:2,920

Parcels

Zoning

PD - PLANNED DEVELOPMENT

World_Hillshade

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

Pinery PD 34th Amendment - ZR2025-010

Date Saved: 12/2/2025 2:02 PM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Pinery PD 34th Amendment - ZR2025-010

Date Saved: 12/2/2025 2:08 PM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

Pinery PD 34th Amendment - ZR2025-010

Pinery PD 34th Amendment - ZR2025-010

Date Saved: 12/2/2025 8:58 AM

Source: https://apps.douglas.co.us/gisportal/apps/webappviewer/index.html?id=9cd173c692b7436891bd0

DOUGLAS COUNTY COLORADO

Project Name: Pinery Planned Development, 34th Amendment
Project File #: ZR2025-010
Date Sent: 11/12/2025 **Date Due:** 12/03/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/13/2025	No Comment:	No Response Required.
AT&T Long Distance - ROW	11/20/2025	Received. Verbatim: This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near Pinery Development, Parker, CO 80134 (Project # ZR2025-010). The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.	
Black Hills Energy		No Response Received:	No Response Required.
Building Services	11/20/2025	No Comment:	No Response Required.
CenturyLink		No Response Received:	No Response Required.
Cherry Creek Basin Water Quality Authority	11/13/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for ZR2025-010, Pinery Planned Development, 34th Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. The Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.	No Response Required.
Comcast		No Response Received:	No Response Required.
CORE Electric Cooperative	12/03/2025	No Comment:	No Response Required.

Project Name: Pinery Planned Development, 34th Amendment
Project File #: ZR2025-010
Date Sent: 11/12/2025 **Date Due:** 12/03/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Health Department	11/13/2025	Received: Thank you for the opportunity to review and comment on the referenced Pinery Planned Development Rezoning project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.	No Response Required.
Douglas County School District RE 1	12/03/2025	Received: Following is a summary of comments received from DCSD. For details please review their response letter Dated 12/3/2025. -The District had comments related to the initial platting and uses of the four tracts. -The District requested in its referral response that the new planning area be limited to public uses, should specifically allow for "school and administrative facilities for elementary and secondary education" and any proceeds from the sale of the properties be provided to the school district. DCSD also requested that Tract 1 of The Pinery Filing No. 6 be removed from the application as the County did not receive authorization from the district to include this property in the request.	The applicant provided a written response to the DCSD comments. The response is summarized below. 1. Douglas County does not object to this request and authorizes Planning Division staff to amend the proposed Planned Development text as needed to implement this change. 2. Douglas County will comply with the referenced statutes and any other applicable statutory requirements in the event that the County Owned sites are conveyed in the future.
Engineering Services		No Response Received:	No Response Required.
Evans Ranch Association		No Response Received:	No Response Required.
Franktown Citizens Coalition II Inc		No Response Received:	No Response Required.
Franktown FD		No Response Received:	No Response Required.
Hidden Village POA		No Response Received:	No Response Required.
High Prairie Farms HOA		No Response Received:	No Response Required.
High Prairie Farms Metro District		No Response Received:	No Response Required.

Project Name: Pinery Planned Development, 34th Amendment
Project File #: ZR2025-010
Date Sent: 11/12/2025 **Date Due:** 12/03/2025

Agency	Date Received	Agency Response	Response Resolution
Hills At Bayou Gulch HOA (F001)		No Response Received:	No Response Required.
Hills At Bayou Gulch HOA (F001)		No Response Received:	No Response Required.
Mile High Flood District		No Response Received:	No Response Required.
Misty Pines HOA	11/17/2025	No Comment:	No Response Required.
Office of Emergency Management	11/13/2025	No Comment:	No Response Required.
Pinery Water and Wastewater District		No Response Received:	No Response Required.
Pinery West Metro District 2-3		No Response Received:	No Response Required.
Pradera Homeowners' Association		No Response Received:	No Response Required.
Sheriff's Office		No Response Received:	No Response Required.
South Metro Fire Rescue	11/14/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed major PD amendment.	No Response Required.
Sterling Tree Farm HOA		No Response Received:	No Response Required.
Stone Creek Metropolitan District		No Response Received:	No Response Required.
The Pinery HOA	12/01/2025	Received: The Pinery Homeowners' Association does not have any objection to the proposed rezoning of the four undeveloped school and school-adjacent sites within the Pinery Planned Development. We shared this proposed rezoning with our community via email, and we have received a very positive response. Please see the attached email sent out to residents and some examples of the supportive comments we have received. We appreciate the opportunity to provide input on this matter and look forward to continued collaboration as the project moves forward.	No Response Required.
Timbers At The Pinery Filing 23A HOA		No Response Received:	No Response Required.

Project Name: Pinery Planned Development, 34th Amendment
Project File #: ZR2025-010
Date Sent: 11/12/2025 **Date Due:** 12/03/2025

Agency	Date Received	Agency Response	Response Resolution
Timbers At The Pinery Filing 23B HOA		No Response Received:	No Response Required.
Town of Castle Rock		No Response Received:	No Response Required.
Town of Parker Development Review		No Response Received:	No Response Required.
Town of Parker Public Works	11/12/2025	No Comment:	No Response Required.
Wildfire Mitigation		Received: Douglas County Wildfire Mitigation has reviewed the submitted materials. Based on the minimal presence of vegetative fuels and the low associated fire hazard, wildfire mitigation has no recommendations at this time.	No Response Required.
Xcel Energy-Right of Way & Permits	12/01/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no apparent conflict	No Response Required.

From: James Peabody
To: Michael Pesicka; duanew cwc64.com; jt cwc64.com; LANA S.; LENNY V.
Subject: Re: Douglas County eReferral (Project Number ZR2025-010) Is Ready For Review
Date: Thursday, November 20, 2025 2:05:50 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near ***Pinery Development, Parker, CO 80134 (Project # ZR2025-010).*** The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited. *****

Thank you,

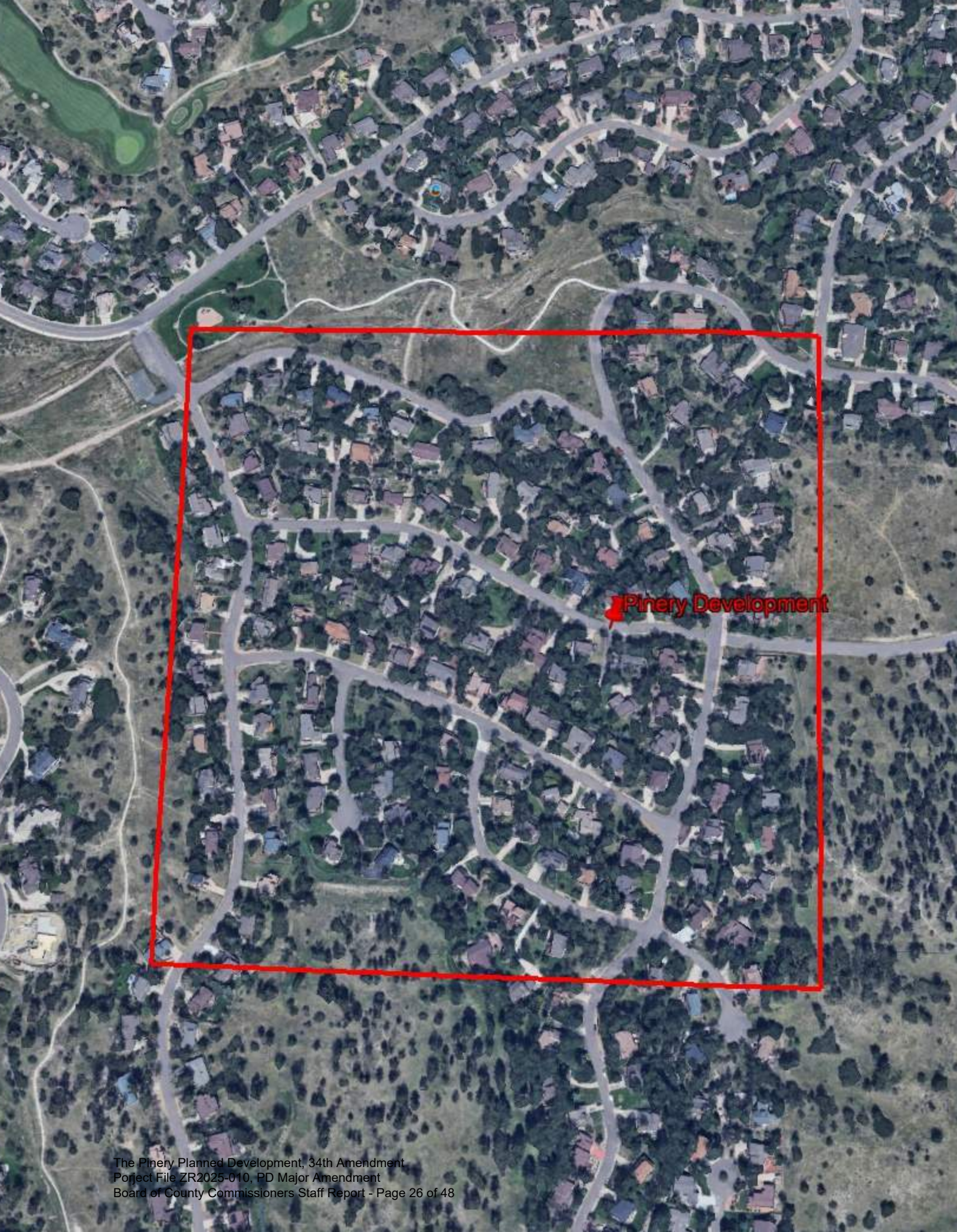
James Peabody
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cwc64.com

**** This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. ****

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, November 20, 2025 12:50 PM
To: James Peabody <jamesp@cwc64.com>
Subject: FW: Douglas County eReferral (Project Number ZR2025-010) Is Ready For Review

Ann

-----Original Message-----
From: mpesicka@douglas.co.us <mpesicka@douglas.co.us>
Sent: Wednesday, November 12, 2025 1:34 PM


Pinery Development

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

November 13th, 2025

Mike Pesicka
100 Third St.
Castle Rock, CO 80104

RE: ZR2025-010

Dear Mr. Pesicka,

Thank you for the opportunity to review and comment on the referenced Pinery Planned Development Rezoning project. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has no comments.

Please feel free to contact me at 720-643-2490 or cthompson@douglas.co.us if you have any questions about our comments.

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

620 Wilcox Street
Castle Rock, Colorado 80104

December 3, 2025

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104
mpesicka@douglas.co.us
303-660-7460

RE: Pinery Planned Development, 34th Amendment-PD Major Amendment (ZR2025-010) (the "Application")

Dear Mr. Pesicka,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the Douglas County Board of County Commissioners ("BOCC") has directed the Douglas County Planning Department ("Planning Department") to initiate a downzoning of four separate school sites in the Pinery "from their current zoning designations to 'Parks, Open Space and Recreation Facilities Planning Area' under the Pinery PD," a planning area that does not permit schools as a use by right (the "Amendment"). One of these school sites, The Pinery Filing 6, Tract 1, is owned by Douglas County School District ("School District") (the "School District Property") and the other three sites are owned by the BOCC and held in trust for the benefit of the School District under C.R.S. § 30-28-133(4.3) (the "County Owned Sites") (together, the School District Property and County Owned Sites are the "School Sites"). The School District is generally amenable to the Amendment with respect to the County Owned Sites, but requests certain changes to the Application to ensure that the original intent behind the planned development remains with respect to the County Owned Sites; specifically, that the County Owned Sites maintain their public use and that the School District's taxpayers receive the benefit promised in the original planned development documents. The School District objects, however, to the Amendment with respect to the School District Property and therefore requests that the Planning Department amend the Application to remove the School District Property.

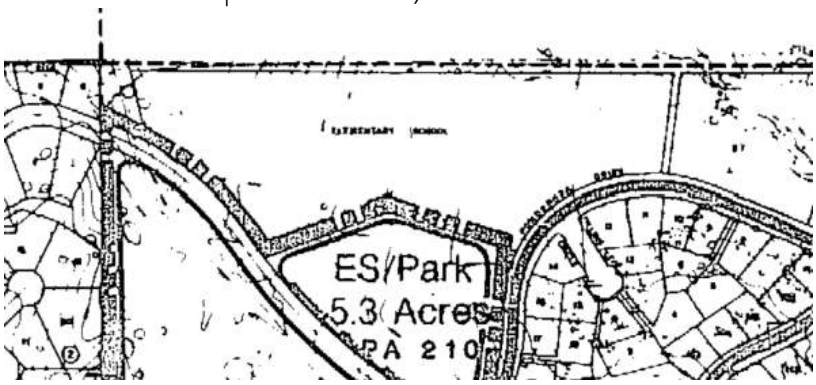
At the outset, it is important to understand that growth does not pay its own way when it comes to building schools to accommodate growth. Developers are required by law to provide land for school sites. Some developers in Douglas County also contribute a voluntary "capital fee" for every unit that they build. These fees are used to cover smaller growth-related expenses, such as mobile classrooms to increase capacity, but they fall far short of the amount necessary to fund new school construction which is currently estimated at 60 million for an

elementary school and 100 million for a joint middle/high school. This means that school districts in Colorado have to pass taxpayer bond initiatives to fund new schools. The School District's tax for these bond initiatives was 15.43 mills in 2014 and is 5.2 mills today. Since 2014, taxpayers have seen a 10-mill tax *decrease* from the School District bond initiatives, and the School District's ability to maintain capital infrastructure and fund growth has greatly diminished. It is through this lens that the School District must review this, and all other land use applications within the County to ensure that its students and Douglas County's taxpayers are protected.

I. The School Sites

a. The Pinery Filing 6, Tract 1 (the "School District Property")

The Pinery Filing 6 was approved and recorded in August 1972. Tract 1 is identified in the final plat as a 12.352 acre tract to be dedicated to Douglas County "for use under the provisions of par. 3.5 of the County Subdivision Regulations adopted November 9, 1971." Tract 1 was designated as an "Elementary School" in the original 1984 Pinery Master Plan and has not been adjusted or amended in subsequent amendments to the Pinery Planned Development Guide Summary ("Planned Development Guide"):

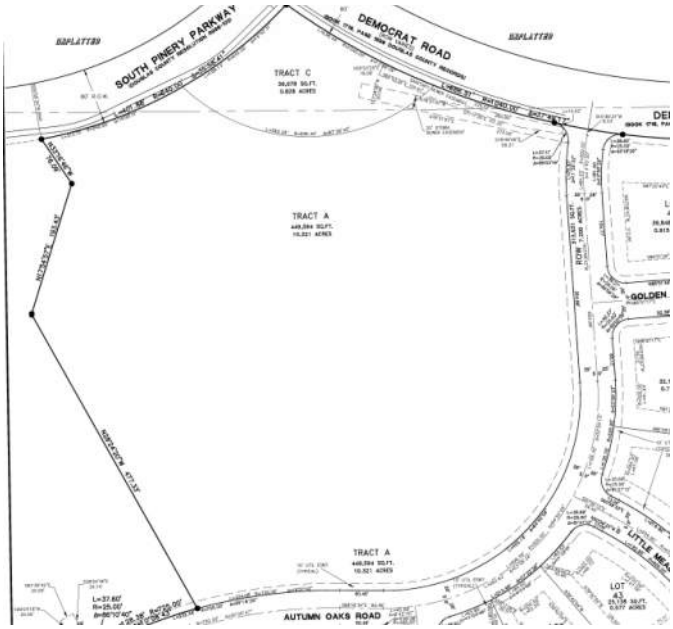


This site is not specifically identified or labeled within a planning area in the applicable governing Planned Development Guide and related maps. However, Douglas County Planning staff has stated that this tract was dedicated specifically for school or public sites within its subdivision.

Tract 1 was conveyed from Terracor Inc. to Douglas County in December 1977 via quitclaim deed. It was later conveyed from the BOCC to the Douglas County School District in February 2021 via a quitclaim deed.

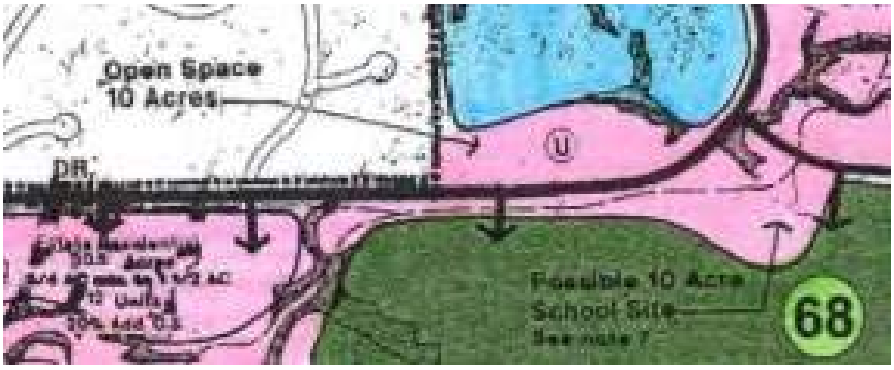
b. The Pinery Filing 26A, Tract A

The Pinery Filing 26A was approved and recorded in August 2004. Tract A is identified in the final plat as a 10.321-acre tract:



According to the dedication and ownership certificate and Note 11 on page 2 of the plat, "Tract A is dedicated to Douglas County for a school site."

The Pinery Filing 26A-Tract A site is identified as a "Possible 10 Acre School Site" on the Twenty-Second Amendment Map which depicts the Fifth Amendment area in pink:

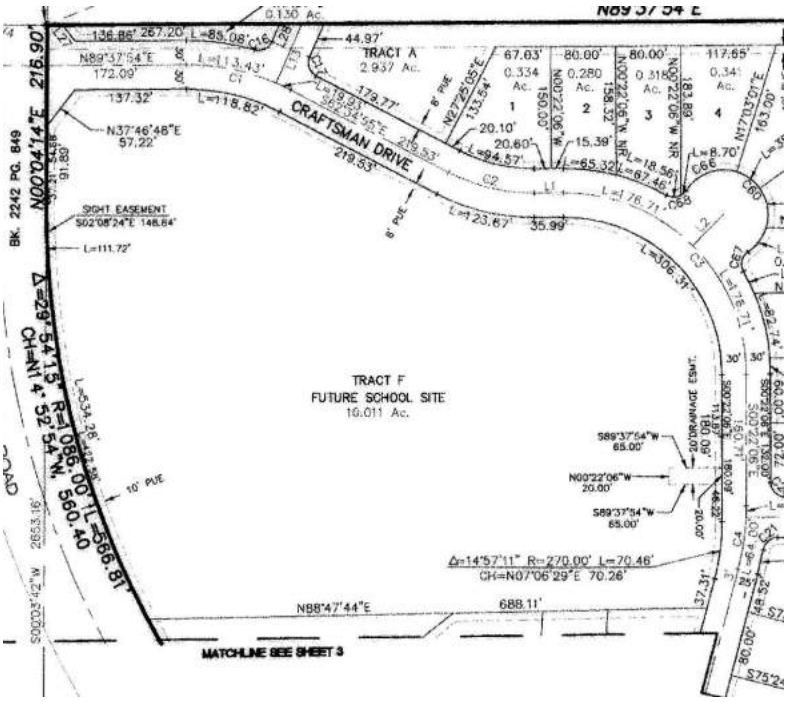


We agree with Douglas County Planning staff that this tract was dedicated specifically for school or public sites within its subdivision.

Tract A was conveyed from Pinery Joint Ventures to the BOCC in November 2004 via a special warranty deed. We note that there is also a September 2006 quitclaim deed purportedly conveying the site from the Pinery Filing No. 26 Homeowners Association, Inc. to the High Prairie Farms Metropolitan District. The Douglas County Assessor's office lists the BOCC as the current owner of this property.

c. The Pinery West Filing 1E, Tract F (Planning Area 19)

The Pinery West Filing 1E was approved and recorded in December 2002. Tract F is identified in the final plat as a 10.011-acre "future school site":



According to Note 10 on page 2 of the plat, "[t]ract F is for a future school site and will be conveyed to Douglas County by separate instrument."

The Tract F school site is identified as Planning Area 19 on the Pinery PD Eleventh Amendment Map:

Article I(B)(2) of the Planned Development Guide states that "The final configuration, as shown on the Eleventh Amended PD Plan, and transfer of school sites to the Douglas County School District will occur with the platting of adjacent residential developments." The adjacent residential developments were platted; however, this transfer never occurred.

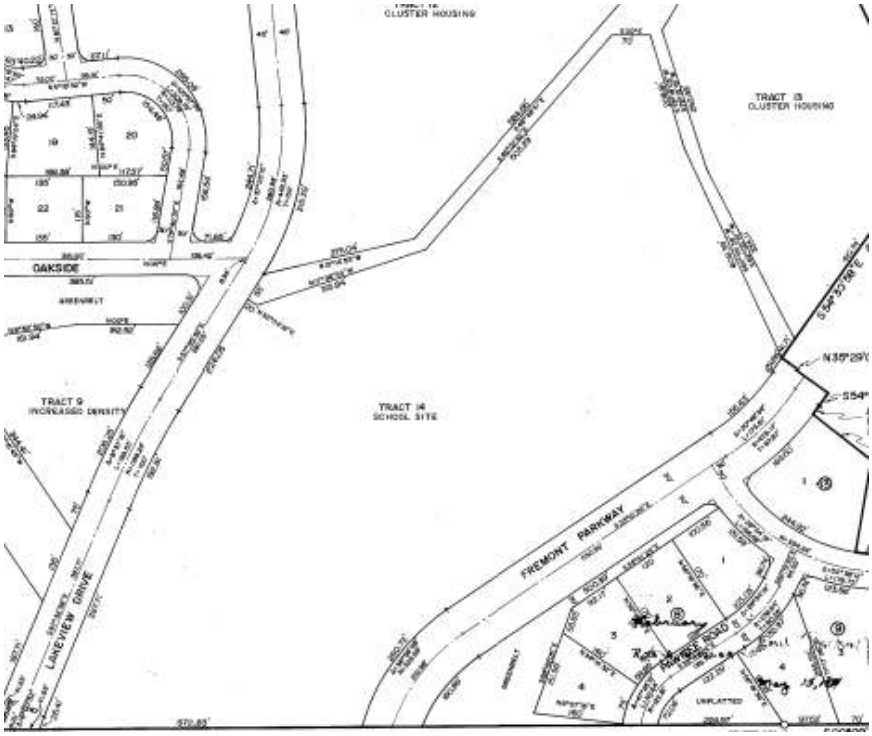
Since it is identified as a school site, Planning Area 19 is in the "Community Services Planning Area" according to Article V(H) of the Planned Development Guide, which allows the

following use permitted by right: “Neighborhood public service, health and education facilities such as community centers, libraries and museums. Schools and administrative facilities for elementary and secondary and secondary [sic] education.” Planned Development Guide Article V(H)(2)(f). The intent of this planning area is to “provide for a full range of community support facilities.”

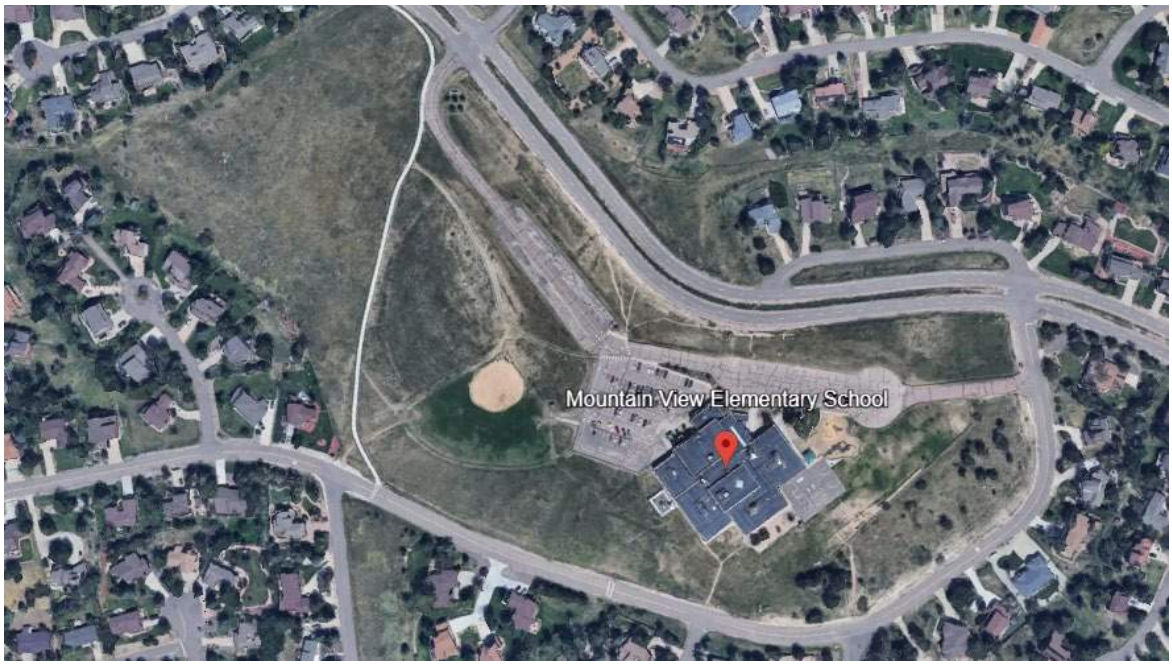
Tract F was conveyed from KDB Homes Inc. to the BOCC in January 2003 via special warranty deed. This tract is currently owned by the BOCC.

d. The Pinery Filing 3, Part of Tract 14

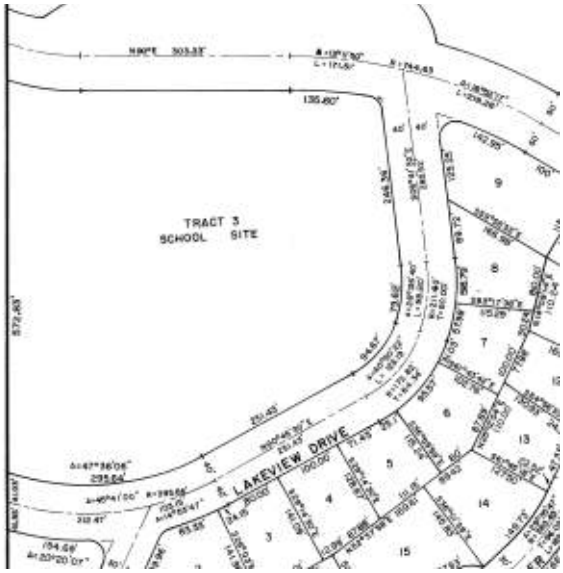
The Pinery Filing 3 was approved and recorded in November 1970. Tract 14 is identified on the plat as a future school site:



The plat does not mention the total acreage for Tract 14 or any land dedication or conveyance requirements. Tract 14 is currently partially occupied by the Mountain View Elementary School facility and sports fields:



The Mountain View Elementary School facility, playgrounds, and parking lot access are located in the Pinery Filing 4, Tract 3 which was approved and recorded in January 1971:



The Pinery Filing 4 final plat does not mention the total acreage or any dedication or conveyance requirements. The request to downzone this site is only for a portion of Filing 3, Tract 14 more accurately shown as the 6.071-acre parcel #2349-123-03-053, which unlike the remainder of the Mountain View Elementary School site, is owned by the BOCC. This property was conveyed from Terracor Inc. to the BOCC in 1977 via a quitclaim deed.

This site is not specifically identified or labeled within a planning area in the applicable governing Planned Development Guide and related maps. However, Douglas County Planning staff has stated that this tract was dedicated specifically for school or public sites within its subdivision.

II. Discussion

As the above planned development documents make clear, all the School Sites were intended to be used for schools in order to serve and benefit the residents of the Pinery. As discussed further below, the Application needs a few adjustments in order to maintain this original intent in regards to the County Owned Sites.

There are significant problems, however, with respect to the Application's inclusion of the School District Property. For the reasons stated below, the Planning Department must amend the Application to remove the School District Property.

a. The County Owned Sites

Colorado's Planned Unit Development Act, C.R.S. § 24-67-101, et seq., requires preservation of the integrity of the Planned Development Guide and therefore, all modifications to it must conform to the existing provisions. C.R.S. § 24-67-106(1) ("To further the mutual interest of the residents, occupants, and owners of a planned unit development and of the public *in the preservation of the integrity of the plan,* the provisions of the plan relating to the use of land and the location of common open space shall run in favor of the county or municipality and shall be enforceable at law or in equity by the county or municipality without limitation on any power or regulation otherwise granted by law" (emphasis added)); C.R.S. § 24-67-105(5.3)(c) (". . . a local government may adopt *conforming* amendments to any such planned unit development" (emphasis added)). Any "substantial modification, removal, or release of the provisions of the plan by the county or municipality" requires a public hearing and a showing "that the modification, removal, or release is consistent with the efficient development and preservation of the entire planned unit development, does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest, and is not granted solely to confer a special benefit upon any person." C.R.S. § 24-67-106(3)(b). Further, all zoning changes must be for the purpose of furthering the County's overall zoning plan.

In order to preserve the School District's ability to serve this development and to conform with and preserve the integrity of the existing Planned Development Guide, the School District therefore requests the Planning Department amend the Application as specified below. This will ensure the County Owned Sites remain available for school sites, limited to public uses, and will provide the County a mechanism to sell the County Owned Sites and transfer the funds from any such sale to the School District, as provided for in C.R.S. § 30-28-133(4)(a)(II) and (4.3):

1. The uses permitted by right for the County Owned Sites should specifically include "school and administrative facilities for elementary and secondary education" and be limited to public and recreational uses only, which aligns with the County Owned Sites' current permitted use by right for schools.

2. If the School District ultimately does not opt to use the County Owned Sites for a school, any proceeds of any sale of the County Owned Sites should go to the School District as provided in C.R.S. § 30-28-133(4)(a)(II) and (4.3).

b. The School District Property

At its core, through the Application, the Planning Department intends to rezone property that it does not own. This violates not only the County's code, but also the United States Constitution, Colorado Constitution, and Colorado statutory and common law. These serious violations and infringements include but are not limited to the following:

The Planning Department brings the Application under Douglas County Zoning Resolution ("DCZR") Section 25 which governs rezoning. In the Application, the Planning Department stated that "Staff anticipates that the request will be processed as an amendment to the Pinery Planned Development," which is governed under Section 1512 and 1519-23 of the DCZR. The Application does not include several critical items, so the Planning Department must amend the Application to remove the School District Property.

For both a rezoning application and a major amendment to a planned development, one of the "general submittal requirements" is "[a] notarized letter of authorization from the landowner permitting a representative to process the application, as necessary." DCZR 2505.04; 1521.04. The Planning Department did not obtain the School District's authorization to process the Application nor file a notarized letter. Therefore, the Application does not meet the submittal requirements imposed on rezoning and planned development major amendment applications under the DCZR.

Additionally, the Application does not comply with other submittal requirements for rezoning and major amendment applications, including DCZR 1521.06 ("Three (3) copies of the appropriate portions of the Development Plan retitled with all amendments including administrative amendments, numbered consecutively.") and DCZR 2505.06 ("Plan Exhibit."), and the written narrative does not address all items in DCZR 2506. Further, in addition to not complying with several submittal requirements for rezoning and planned development major amendment applications, the Application does not meet the standards for approval for rezoning applications (DCZR 2502) and approval criteria for major amendments (DCZR 1520). For example, the Application is not in compliance with all applicable statutory provisions as discussed further within (DCZR 2502.02) and the Application is not consistent with the development standards, commitments, and overall intent of the planned development (DCZR 1520.01) because schools are not a permitted use by right within the proposed planning area.

These critical violations of the County's code require the Planning Department to amend the Application to remove the School District Property.

Further, in addition to the Douglas County code violations, the School District, as owner of the School District Property, has certain property and other vested rights under and

protected by the Colorado Constitution, United States Constitution, and Colorado statutory and common law which prevent the County from seeking to unilaterally rezone the School District Property as set forth in the Application.

III. Conclusion

The School District, like Douglas County, wants to ensure that there are adequate educational opportunities for Douglas County residents. In that vein, the School District understands that the Amendment intends to put precious land to use—the School District wishes to do the same thing and is in the process of identifying whether these sites are necessary for future schools. However, in its current form, the Amendment does not accomplish this goal. As stated above, with the above requested revisions, the Amendment will accomplish this goal while upholding the School District's right to use the School Sites for schools, which is the intended use of the sites under the Planned Development Guide and related documents. However, in regards to the School District Property, the Amendment does not accomplish this goal and violates the Douglas County code, the Colorado Constitution, the United States Constitution, and Colorado statutory and common law. The School District is willing to work with Douglas County to come to a reasonable solution to address the reasons behind the Amendment, but in its current form, the School District must oppose to protect its rights and the interests of its constituents.

Sincerely,
Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
303.387.0417

REFERRAL RESPONSE REQUEST

Date sent: November 12, 2025 Comments due by **December 3, 2025**

Project Name:	Pinery Planned Development 34th Amendment – Major PD Amendment
Project File #:	ZR2025-010
Project Summary:	The County has initiated an amendment to the permitted uses on four undeveloped school tracts within the Pinery PD. The four tracts will be downzoned from their current zoning designations to "Parks, Open Space and Recreational Facilities Planning Area" under the Pinery PD.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☐ Please be advised of the following concerns: _____ _____	
☑ See letter attached for detail.	
Agency: Pinery Homeowners' Association	**Phone #:** 303-841-8572
Your Name: Sonia Eyre	**Your Signature:** Sonia Eyre
(please print)	**Date:** December 1, 2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,

Mike Pesicka

Mike Pesicka
Principal Planner, Planning Services
303-814-4367, mpesicka@douglas.co.us

Homeowners Association, Inc.
A COLORADO NON-PROFIT CORPORATION
8170 Hillcrest Way
Parker, CO 80134
303-841-8572

December 1, 2025

Mike Pesicka, Principal Planner
Planning Services

RE: Project ZR2025-010

Dear Mr. Pesicka,

Please see below the following comments regarding Project ZR2025-010:

The Pinery Homeowners' Association does not have any objection to the proposed rezoning of the four undeveloped school and school-adjacent sites within the Pinery Planned Development.

We shared this proposed rezoning with our community via email, and we have received a very positive response. Please see the attached email sent out to residents and some examples of the supportive comments we have received.

We appreciate the opportunity to provide input on this matter and look forward to continued collaboration as the project moves forward.

Respectfully,

Sonia Eyre
Board President
Pinery Homeowners' Association

Dear Pinery Residents,

We want to inform you of a proposed zoning change affecting four undeveloped school and school-adjacent sites within the Pinery Planned Development (PD), specifically Tract 14 of Pinery Filing 3 near Mountain View Elementary School, as well as Tract 1 of Pinery Filing 6 by North Park. If you live nearby, you may have already received a notification by mail or noticed signs posted in the area over the past week. We wanted to send a quick email to explain what this means.

This referral seeks to downzone these tracts from their current zoning designations to "Parks, Open Space, and Recreation Facilities Planning Area." This change is intended to provide clarity to the community regarding the anticipated use of the sites should they not be developed for school purposes.

This proposed downzoning will not affect the Douglas County School District's ability to construct school facilities on these tracts. But with the proposed rezoning, they may be used for parks and playgrounds, passive recreational uses, active recreational uses, etc.

For more information and to explore this further, please review the attached project summary. This is good news for our community! If you have any additional questions, please don't hesitate to give us a call.

The Pinery Homeowners' Association
Architectural Review Office
8170 Hillcrest Way
Parker, CO 80134

303-841-5305
arc@pinery.org

Attached File: ZR2025-010 Project Summary.pdf

C [redacted]

Reply Reply all Forward

To: The Pinery ARC

Wed 11/26/2025 9:56 AM

Best news I've heard recently! Whew!!

C [redacted]

Reply Reply all Forward

To: The Pinery ARC

Wed 11/26/2025 9:56 AM

Best news I've heard recently! Whew!!

Re: Development Question Summarize

KR [redacted]

Reply Reply all Forward

To: The Pinery ARC

Wed 11/26/2025 9:22

Thank you for your response Leigh. It sure is better news than we expected. So many areas are under development, it gets alarming. Happy Thanksgiving!

Re: Proposed Zoning Change in the Pinery Planned Development Summarize

P [redacted]

To: The Pinery ARC

Reply Reply all Forward

Fri 11/28/2025 11:58 AM

ZR2025-010 Project Summary.p...
193 KB

Dear ACC,

Thank you for your work in "down zoning" these tracts. I live across from the North Park tract. The increased traffic flow down Betts from both Timbers developments and subsequent lack of traffic enforcement has been disappointing. Another development would have been a disaster. Thank you!

[redacted]
[redacted]Sunridge Hollow

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Mike Pesicka, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Pinery Planned Development 34th Amendment – Major PD Amendment
Project File #:	**ZR2025-010**
S Metro Review #	REFOTH25-00278
Review date:	November 14, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	The County has initiated an amendment to the permitted uses on four undeveloped school tracts within the Pinery PD. The four tracts will be downzoned from their current zoning designations to "Parks, Open Space and Recreational Facilities Planning Area" under the Pinery PD.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed major PD amendment.

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

December 1, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Mike Pesicka

Re: Pinery Planned Development, 34th Amendment, Case # ZR2025-010

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has **no apparent conflict**.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

December 5, 2025

Mike Pesicka, Principal Planner
Planning Services
100 Third Street
Castle Rock, CO 80104

RE: ZR2025-010 – Pinery Planned Development, 34th Amendment-PD Major Amendment

Mr. Pesicka,

Thank you for providing referral comments associated with ZR2025-010. This letter is in response to the Douglas County School District's letter dated December 3, 2025. Douglas County is grateful for the time and effort the School District put into its referral response.

With regard to the County-Owned sites, the School District requests two clarifications:

- Request #1 seeks to clarify that school and administrative facilities for elementary and secondary education be identified as permitted uses and to further limit the potential other uses of the site to public and recreational uses only. Douglas County does not object to this request and authorizes Planning Division staff to amend the proposed Planned Development text as needed to implement this change.

- Stipulation #2 references existing statutory provisions related to the disposition of school land. Douglas County will comply with the referenced statutes and any other applicable statutory requirements in the event that the County Owned sites are conveyed in the future.

With regard to the School District Property, Douglas County believes that it is empowered to seek a County-initiated rezoning under Section 2511 of the Zoning Resolution, and has provided the certified mail notice required by that section of the DCZR to the School District. The County also believes it is authorized to propose a PD amendment as a landowner within the PD.

Thank you for the opportunity to respond to the School District's referral letter.

Sincerely,

Dan Avery
Douglas County Special Projects Manager

THE PINERY PLANNED DEVELOPMENT, THIRTY-FOURTH AMENDMENT

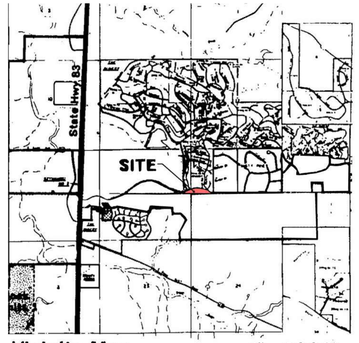
AREA AMENDED: PARTS OF SECTIONS 7, 12, 16, AND 18, T 7 SOUTH, RANGE 65 AND 66 W OF THE 6TH P.M.
DOUGLAS COUNTY, COLORADO
38.75 ACRES
ZR2025-010

THIS MAJOR AMENDMENT OF THE PINERY PLANNED DEVELOPMENT AMENDING TRACT 1, THE PINERY FILING NO. 6, TRACT A, PINERY FILING 26A, TRACT F, PINERY WEST, FILING 1E, AND PART OF TRACT 14, PINERY FILING NO. 3 FROM THE COMMUNITY SERVICES PLANNING AREA TO THE PARKS AND OPEN SPACE PLANNING ZONE AS DEPICTED HEREON PURSUANT TO SECTION 15 OF THE DOUGLAS COUNTY ZONING RESOLUTION HAS BEEN APPROVED BY BOARD MOTION NO. _____ ON _____.

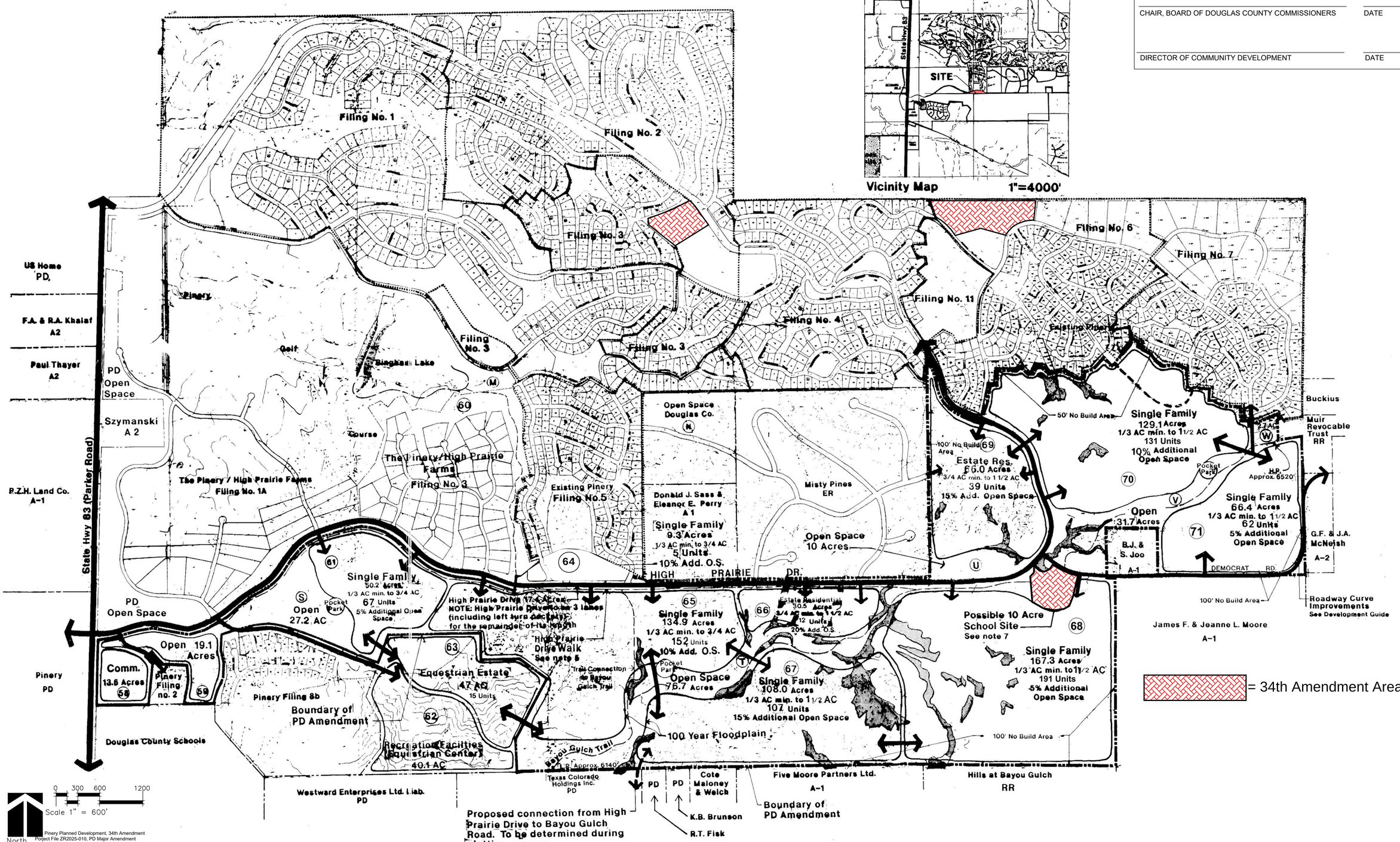
THIS AMENDMENT NO. 34 AFFECTS ONLY THOSE TRACTS LISTED ABOVE AND DESCRIBED IN FILE NO. ZR2025-010.

_____ _____
CHAIR, BOARD OF DOUGLAS COUNTY COMMISSIONERS DATE

_____ _____
DIRECTOR OF COMMUNITY DEVELOPMENT DATE



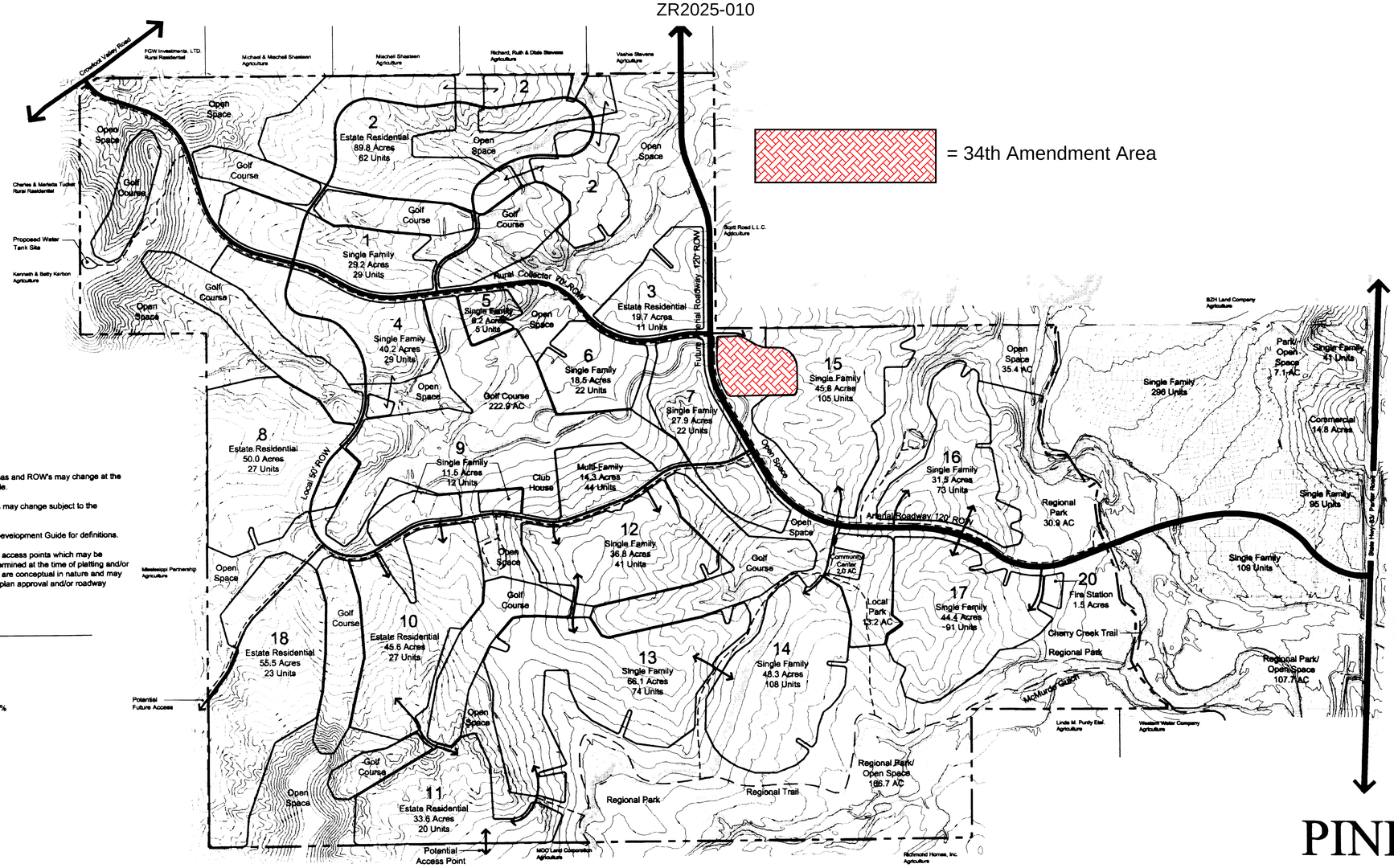
Vicinity Map 1"=4000'



= 34th Amendment Area

THE PINERY PLANNED DEVELOPMENT, THIRTY-FOURTH AMENDMENT

AREA AMENDED, SECTIONS 7, 12,16, AND 18 TOWNSHIP 7 SOUTH, RANGE 65 AND 66 WEST OF THE 6TH P.M.
DOUGLAS COUNTY, COLORADO
38.75 ACRES
ZR2025-010



= 34th Amendment Area

PINERY WEST

Notes:

1. Contour interval is 10'.
2. Boundaries and acreages of individual Planning Areas and ROW's may change at the time of platting as provided for in the Development Guide.
3. Location of trails are conceptual. Final trail locations may change subject to the county-approved final design.
4. Numbers refer to Planning Areas and Zones. See Development Guide for definitions.
5. Actual location of major intersections and additional access points which may be necessary to provide access to subdivisions will be determined at the time of platting and/or roadway design. Road connections indicated by arrows are conceptual in nature and may be altered with County Approval at time of platting, site plan approval and/or roadway design approval.

Legend

- Regional Trails
- Local Trails
- Indicates areas of slope greater than 20%
- Land Use Boundary
- Internal Local Street
- Rural Collector
- Arterial

North

0 300 600 1200 1800

Scale: 1" = 600'

MEETING DATE: December 16, 2025

STAFF PERSON RESPONSIBLE: Jeff Garcia, Douglas County Attorney

DESCRIPTION: Second and Final Reading of An Ordinance Governing Construction Defect Litigation in Douglas County, Colorado.

SUMMARY: An ordinance defining intent and limiting the use of Douglas County's laws and regulations regarding construction and land use.

RECOMMENDED ACTION: Approve Ordinance.

REVIEW:

Jeff Garcia	Approve	12/11/2025
Christie Guthrie	Approve	12/11/2025
Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Cover Page
Ordinance Construction Defect updated for 12.16.25

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Doug DeBord	Approve	12/11/2025

ATTACHMENTS:

Ordinance Construction Defect updated for 12.16.25

ORDINANCE NO. O-025-_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

AN ORDINANCE GOVERNING CONSTRUCTION DEFECT LITIGATION IN DOUGLAS COUNTY, COLORADO

WHEREAS, the Board of County Commissioners of the County of Douglas, Colorado, ("Board") is authorized to enact this Ordinance pursuant to C.R.S. § 30-11-101(2), to provide for public health, safety, and welfare.

WHEREAS, the Board recognizes new home construction is essential to provide for health, safety, and welfare of Douglas County residents and our local County economy. Homeownership is a necessary element of personal stability, economic planning, and wealth creation. In addition, a diverse housing stock allows families and the aging to find the right size home for their changing needs.

WHEREAS, the Board recognizes there are impediments to new home construction, including the burden of construction defect litigation and the unintended use of Douglas County laws and regulations in such litigation.

WHEREAS, the Board adopts this Ordinance to:

- Define the intent and limit the use of Douglas County laws and regulations regarding construction and land use;
- Encourage the construction of owner-occupied developments to promote first-time and right-size homeownership;
- Facilitate the implementation of the County's Comprehensive Master Plan;
- Ensure home builders remain responsible for quality home construction in the County;
- Provide for swift and voluntary remediation of actual construction defects;
- Ensure compliance with county building, zoning, and planning requirements;
- Provide homeowners in communities with homeowners' associations with the opportunity to participate in the governance of their community by authorizing individual owners to give or withhold their informed consent with respect to actions the board of the homeowner's association may desire to pursue regarding construction defects.

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, THAT:

PART I: Written Notice of Claim to the County

(A.) Construction defects may impose a public safety concern to which the County should be made aware.

(B.) Where non-compliance with any County law or regulation, or negligence related to the performance of any work subject to a County law or regulation is the cause for legal action to assert a claim of damages arising from a construction defect, the claimant in such action shall provide written notice to the County.

(1) Such written notice shall:

(a) Be sent certified mail;
(b) Provide the claimant(s) name, address, and method of contact;
(c) To the best of claimants' knowledge, identify and location any alleged construction defects; and
(d) To the best of claimants' knowledge, the parties responsible for any alleged construction defect.

(C.) Upon receipt of written notice of an alleged construction defect claim, the County shall have the right to inspect any alleged defect to ensure habitability and occupant safety. Any report created as part of such an inspection shall become public record. The County's right to inspect shall include a right of entry. The County bears all costs associated with the inspection, including the production costs of any documents requested from the claimant. Any inspection of property shall be reasonably scheduled to a mutually agreed upon date to not interfere with the property owner's enjoyment of the property. Any inspection of property shall be reasonably scheduled within 21 days of the County's receipt of claimant's written notice.

PART II: Homeowner Consent

Section 1. Homeowner Association Consent

(A.) Homeowners in communities with homeowners' associations are entitled to be kept informed by boards of their homeowners' associations of the board's consideration of actions regarding construction defects and to have meaningful input and a right to make a considered judgment and give or withhold informed consent. Accordingly, if a board of a homeowners' association considers or intends to institute an action asserting one (1) or more construction defects, the board must do each of the following:

(1) At least sixty (60) days before filing any action under C.R.S. § 13-20-803.5, the claimant must mail or deliver written notice to each homeowner at the homeowner's last known address.

(2) The notice must be signed by a person other than, and not employed or otherwise affiliated with, the attorney or law firm that represents or will represent the association in the construction defects claim.

(B.) The notice required by this section must contain the following information:

(1) The nature of the action and the relief sought.

(2) A good faith estimate of the amount of expenses and fees the board anticipates will be incurred, directly or indirectly, in prosecuting the action, including attorney's fees, consultant fees, expert witness fees, and court costs, whether incurred by the association directly or for which it may be liable if it is not the prevailing party or if it does not proceed with the action.

(3) A good faith cost estimate of repairing the construction defect, or if the construction defect is not repaired, the estimated reduction in value of the unit.

(4) The estimated impact on the marketability of units that are not the subject of the action, including any impact on the ability of the owners to refinance their property during and after the action.

(5) The manner in which the association proposes to fund the cost of the action, including any proposed special assessments or the use of any revenues.

(6) The anticipated duration of the action and the likelihood of success.

(7) A copy of any notice claim that was sent to any builder pursuant to this Ordinance.

(8) Whether the builder has offered to make any repairs and, if so, whether the builder has made repairs.

(9) The steps taken by the builder in accordance with this Ordinance to address the alleged construction defect, including any acknowledgement, inspection, election to repair or repairs.

(C.) The homeowners' association may not commence the action unless the board obtains the written consent of sixty-five percent (65%) of homeowners in the association after giving the notice required by this Ordinance. Homeowners may vote either directly or through a written ballot signed by the homeowner. Such consent must be obtained within sixty (60) days after such notice is provided, otherwise the homeowners shall be deemed to have declined to provide their informed consent to such action.

(1) During the voting period, any builder or defendant has the right to communicate in any non-threatening or intimidating manner with the homeowners regarding the alleged construction defects, its right to repair, and any proposed legal action.

PART III: Home Builder Rights

Section 1. Right to Inspect

(A.) Where non-compliance with any County law or regulation or negligence related to the performance of any work subject to a County law or regulation is the cause for legal action to assert a claim of damages arising from a construction defect, the claimant in such action shall provide written notice to any defendant in such action.

(1) A builder or defendant who receives a notice shall acknowledge receipt of the notice in writing, within fourteen (14) days after receipt. The acknowledgement shall be sent to the claimant or claimant's attorney where claimant has identified the claimant is represented by counsel in the received notice. The Colorado Rules of Professional Conduct shall be adhered to regarding communication between parties represented by legal counsel.

(2) Where a builder or defendant who receives a notice fails to acknowledge receipt of the notice in writing, within fourteen (14) days, this Ordinance shall not apply to the noticed legal action.

(B.) Upon receipt of written notice of an alleged construction defect claim, a builder or defendant shall have the right to inspect any alleged defect, including the use of third-party or retained experts.

(C.) The builder or defendant's right to inspect shall include a right of entry.

(D.) The claimant property owner may request and require a builder or defendant produce proof or liability insurance before permitting a scheduled inspection.

(E.) The builder or defendant bears all costs associated with the inspection, including the production costs of any documents requested from the claimant.

(F.) Any inspection of property shall be reasonably scheduled to a mutually agreed upon date to not interfere with the property owner's enjoyment of the property. Any inspection of property shall be reasonably scheduled within 21 days of receipt of claimant's written notice to the county or builder or defendant.

(1) If a builder defendant fails to request an inspection within 21 days of receiving a written notice of claim, the claimant is released from any duty to cooperate with an inspection under this Ordinance.

(G.) A claimant shall cooperate with any inspection, including the production of any documents related to claimant' notice of claim requested by the builder or defendant within 21 days of date of the scheduled inspection.

(H.) Nothing in this Ordinance shall alter or diminish a claimant, defendant, or other parties' duties or rights under Colorado law, including the Colorado Rules of Civil Procedure or Evidence.

(1) Nothing that occurs during a builder's inspection may be used or introduced as evidence to support a defense of spoliation of evidence by any potential party in subsequent litigation.

(2) A builder or defendant may waive their right to inspect.

(3) A builder or defendant's right to inspect shall not toll or impede litigation in the related legal action.

Section 2. Right to Repair

(A.) Within sixty (60) days of the schedule inspection or within thirty (30) days of builder or defendant's acknowledgment of the notice of claim, whichever is later, or by agreement of the parties, the builder or defendant may elect to repair the construction defect by providing a notice of such intent in writing to the claimant(s).

(1) If the builder elects to repair the construction defect, it has the right to do so and the claimant may not, directly or indirectly, impair, impede, or prohibit the builder from making repairs.

(2) Any notice to repair shall offer to compensate the claimant for all applicable expenses, if any, incurred by the claimant within the timeframe set for repair, such as, without limitation, expenses for lodging if the repair requires the claimant to vacate his/her residence.

(3) Any notice of repair shall be accompanied by a detailed, step-by-step explanation of the particular construction defect being repaired and setting forth a reasonable completion date for the repair work notice shall also include the contact information for any contractors the builder intends to employ for the repairs.

(4) Claimant shall promptly cooperate with builder to schedule repair work by builder.

(5) If the builder notifies the claimant in writing at least five (5) days before the stated completion date that the repair work will not be completed by the completion date, the builder shall be entitled to one (1) reasonable extension of the completion date, not to exceed sixty (60) days or a period agreed to by the parties in writing.

(B.) Within ten (10) days after receipt of the builder's notice to repair, a claimant may deliver to the builder a written objection to the proposed repair if the claimant believes in good faith that the proposed repairs will not remedy the alleged construction defect or fails compensate the claimant for all applicable expenses. The builder may elect to modify the proposal, in whole or in part, in accordance with the claimant's objection, and proceed with the modified scope of work, or may proceed with the scope of work set forth in the original proposal.

(C.) A builder or defendant may offer to pay, or the claimant may offer to accept, a sum certain to settle the claim. The settlement offer may also include payment of a sum certain to settle any future claims of construction defects that may be discovered after the date of payment of the monetary settlement. Neither a builder, nor a claimant, is obligated to make or accept settlement by payment of a sum certain. If an offer of settlement by payment of a sum certain is made, it shall be accepted by written notice to the party making the offer no later than fifteen (15) days after receipt of the offer or such longer period, if any, stated in the offer as the time for acceptance. If the offer is not accepted within the fifteen (15) day period (or such longer period, if any, stated in the offer as the time for acceptance), it shall be deemed to have been rejected. If an offer to settle is accepted, the monetary settlement shall be paid in accordance with the offer and such payment shall be in full settlement and release of all claims with respect to or arising out of the alleged construction defect(s). Upon such settlement, either party may record in the public records maintained by the clerk and recorder of the county in which the property is located a copy of the settlement offer and acceptance or a notice of the alleged construction defect(s) and the settlement thereof, which shall provide notice to persons that thereafter acquire any interest in the property that all claims with respect to or arising out of the alleged construction defect(s) have been settled. If the builder or defendant fails to make the payment in accordance with the accepted offer, the claimant shall be released from the requirements of this Ordinance and may proceed with the filing of an action against the builder or defendant for the claim arising out of the alleged construction defect(s) and all other claims without limitation imposed by this Ordinance.

(D.) If the builder and defendant fails to send a notice to repair or otherwise strictly comply with this Ordinance within the specified time frames, or if the builder or defendant does not complete the repairs within the time set forth in the notice to repair, the claimant shall be released from the requirements of this Ordinance and may proceed with the filing of an action against the builder.

(E.) Completion of repairs. The builder or defendant shall notify the claimant when repairs have been completed. The claimant shall have ten (10) days following the completion date to have the premises inspected to verify that the repairs are complete and satisfactorily resolved the alleged construction defects. A claimant who believes in good faith that the repairs made do not resolve the construction defects may proceed with the filing of an action.

(1) All repair work performed under this Ordinance shall create a new 2-year warranty on such work.

(2) Repair work performed under this Ordinance shall not amend or impair any existing warranties.

(F.) A builder or defendant may waive their right to repair.

(G.) If a builder or defendant elects to repair an identified construction defect, the State statute of limitations and repose for a construction defect claim shall be tolled during the period of repair and extended sixty (60) days.

(H.) Any alleged construction defect discovered after repairs have been completed shall be considered a unique claim subject to the requirements of this Ordinance.

PART IV: Construction Defect Litigation

Section 1. No Strict Liability

(A.) The intent of Douglas County's laws and regulations regarding construction and land use is to provide for and administer safe construction and approved land use in the County. The intent of Douglas County's laws and regulations regarding construction and land use is not to create a private or civil right of action.

(B.) A violation of any County law or regulation regarding construction or land use or a failure to substantially comply with any such law or regulation shall not create a private cause or action. A violation of any County law or regulation regarding construction or land use, or a failure to substantially comply with any such law or regulation may not be used to support or prove any construction defect claim, regardless of the statutory or common law theory under which the claim is asserted, including breach of implied warranty or negligence *per se* unless the violation or failure to substantially comply results in one or more of the following:

(1) Actual damage to real or personal property,

(2) Actual loss of the use of real or personal property;

(3) Bodily injury or wrongful death; or

(4) A risk of bodily injury or death to, or a threat to the life, health, or safety of, the occupants of residential real property.

(C.) Under the conditions described in Part IV, Section 1(B)(1)-(4) of this Ordinance, application of Douglas County laws and regulations concerning construction and

land use to support a claimant's claim for relief shall be limited to the recovery of economic damages.

PART V. Ordinance Application

(A.) This Ordinance applies only to new multi-unit or multi-dwelling construction commenced under a building permit issued by the County after the effective date of this ordinance.

(B.) The County may require reference to Ordinance in a plat as a condition of subdivision approval.

(C.) A builder, developer, or owner of a property on which a home is constructed shall reference to this Ordinance in any contract for the sale of any residential property sold after the effective date of this Ordinance.

PART VI. DEFINITIONS

For the purpose of this Ordinance, the following words or phrases shall have the following meaning:

(A.) **BUILDER**: A construction professional as defined by C.R.S. §13-20-802.5(4).

(B.) **CLAIMANT:** Claimant as defined by C.R.S. §13-20-802.5(3).

(C.) **COMMON INTEREST COMMUNITY**: Real estate described in a declaration with respect to which a person, by virtue of such person's ownership of a unit, is obligated to pay for real estate taxes, insurance premiums, maintenance or improvements of other real estate described in a declaration.

(D.) **CONSTRUCTION DEFECT**: Any defect: (1) arising from the design, construction, or supervision of an improvement to real property; or (2) causing physical damage or loss of use of property.

(E.) **HOMEOWNER**: A residential property owner regardless of the term of ownership or type of residential property.

(F.) **HOMEOWNERS' ASSOCIATION**: A property owners' association formed to represent the interest of homeowners in a common interest community.

(G.) **LEGAL ACTION:** Action as defined by C.R.S. §13-20-802.5(1).

PART VII. ADMINISTRATION

Section 1. Severability

Should any section, clause, sentence, or part of this Ordinance be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect, impair, or invalidate the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 2. Safety Clause

The Board of County Commissioners hereby finds, determines, and declares that this Ordinance is necessary for the preservation of public welfare, health and safety.

Section 3. Repeal

This Ordinance is intended to be applied in conjunction with other applicable laws, not repeal or supersede other applicable laws. This Ordinance repeals and supersedes only those parts of any other Douglas County ordinance that expressly contradicts and directly prohibits the application and enforcement of this Ordinance. In application of this Section, this Ordinance and all related ordinances shall be narrowly construed in their application.

Section 4. Adoption and Passage of this Ordinance

Pursuant to C.R.S. §§ 30-15-405 and 406, County ordinances are typically presented for review and comment on First Reading at a Board of County Commissioners Business Meeting. Subsequently, after notice has been provided in the newspaper, the Board of County Commissioners will adopt an ordinance at Second and Final Reading, which is conducted at a public hearing. If adopted as an "emergency ordinance," the ordinance will take effect immediately. Otherwise, all ordinances go into effect 30 days after publication after Second and Final Reading.

CERTIFICATION

The Douglas County Clerk shall certify the passage of this ordinance and shall have on file copies of this ordinance available for inspection by the public during regular business hours.

INTRODUCED AND READ ON FIRST READING on November 18, 2025, and ordered published in the DOUGLAS COUNTY NEWS-PRESS.

THE BOARD OF COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

By:_____
Abe Laydon, Chair

ATTEST:

_____
Deputy Clerk

ADOPTED ON SECOND AND FINAL READING on December 16, 2025, and ordered published by reference to title only in the DOUGLAS COUNTY NEWS-PRESS.

THE BOARD OF COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

By:_____
Abe Laydon, Chair

ATTEST:

_____
Deputy Clerk

CERTIFICATE

I hereby certify that the foregoing Ordinance No. O-025-_____ was introduced and read on First Reading at the regular meeting of the Board of County Commissions of the County of Douglas on November 18, 2025, and the same was published in full in the Douglas County News-Press, a newspaper of general circulation published in Douglas County, on December 4, 2025, and thereafter was adopted on Second and Final Reading at a regular public hearing of the Board of County Commissioners of the County of Douglas on December 16, 2025. Said ordinance was published by reference to title only on , 2025. Said ordinance shall become effective as of , 2025.

_____
Deputy Clerk

State of Colorado)
)ss.
County of Douglas)

Subscribed and sworn to before me this _____ day of _____, 2025, by _____, Deputy Clerk.

_____
Notary Public

My commission expires: _____

CERTIFICATION

I, _____, Douglas County Deputy Clerk, do hereby certify that the foregoing Ordinance No. O-025- , entitled, **AN ORDINANCE GOVERNING CONSTRUCTION DEFECT LITIGATION IN DOUGLAS COUNTY, COLORADO** is a true, correct and complete copy from the records in my office, that said ordinance was duly adopted by the Board of County Commissioners of Douglas County and is in full force and effect.

_____
Deputy Clerk